

# Sharalyn Fraser *Agency*

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# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No: 031454

The Building			
Street address of building:	279 PEKA PEKA ROAD, PEKA PEKA	Building name:	N/A
Current, Lawfully established, use:	Rural Dwelling	Location of building within site/block number:	Rear of dwelling
Level/unit number:	Second Level	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 13 DP 57204	Year first constructed:	1988
The Owner			
Name of owner:	Toby and Gwen Farmer	Street address /registered office:	N/A
Contact person:	As above	Phone numbers:	
Mailing address:	10/9 Arawa Road Hataitai Wellington 6021]	Landline:	-
Email address:	-	Mobile:	-
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kāpiti Coast District Council:			
As above			
Building Work			
Building Consent No:	031454	Issued by:	Kāpiti Coast District Council
Project Description:	Addition & Alts (Deck addition & alts)		

## Code Compliance

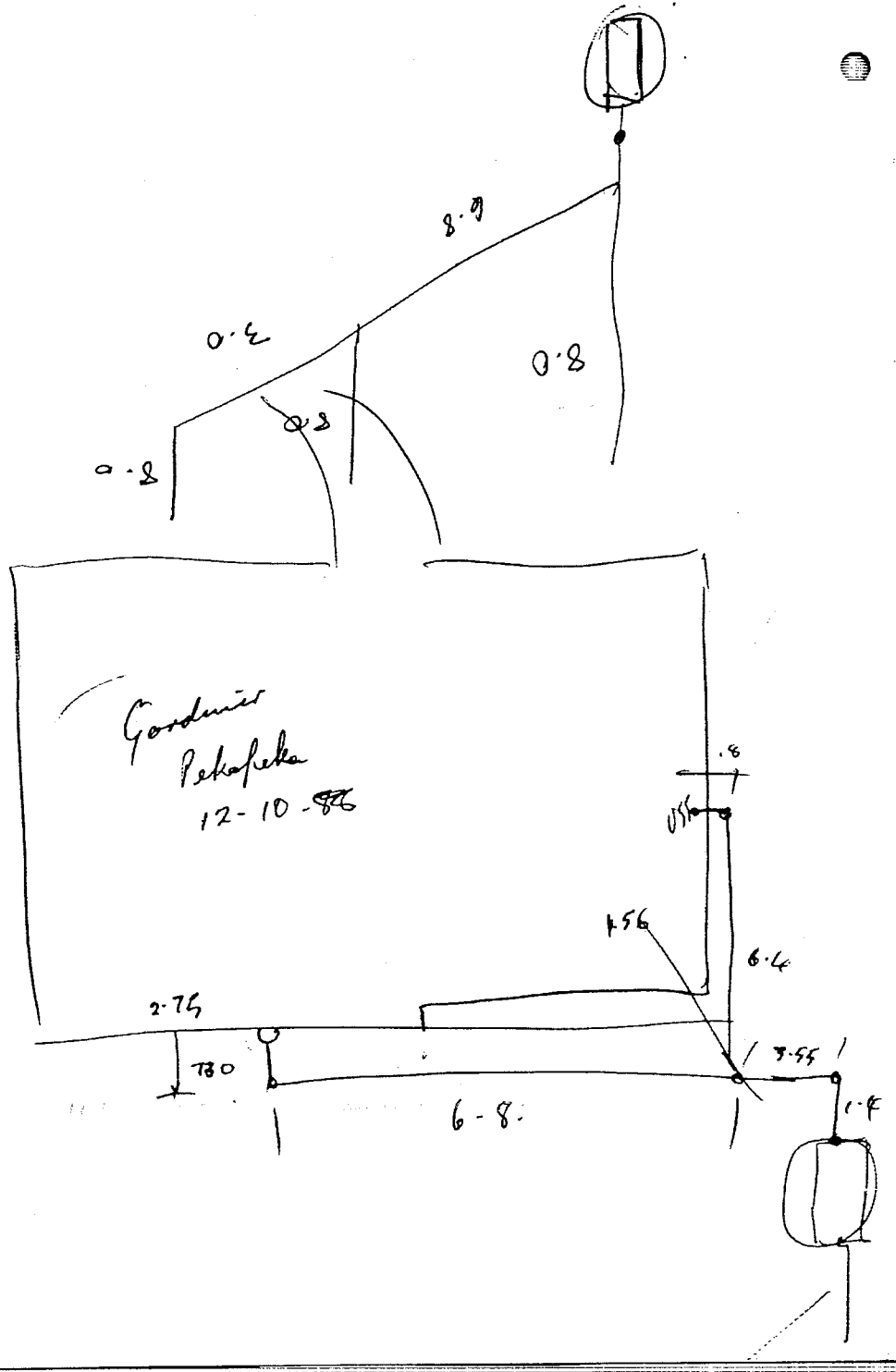
The building consent authority named below is satisfied, on reasonable grounds, that:

(a) the building work complies with the building consent

Michelle Salmon –  
Building Inspections Team Leader  
On behalf of **Kāpiti Coast District Council**

Date: 20 February 2018

Plan



**Farmer House- Minor Alterations  
279 Pekapeka Road,  
Pekapeka**

**for**

**Toby and Gwen Farmer**

**Preliminary and General**

**APPROVED  
BY P & D**

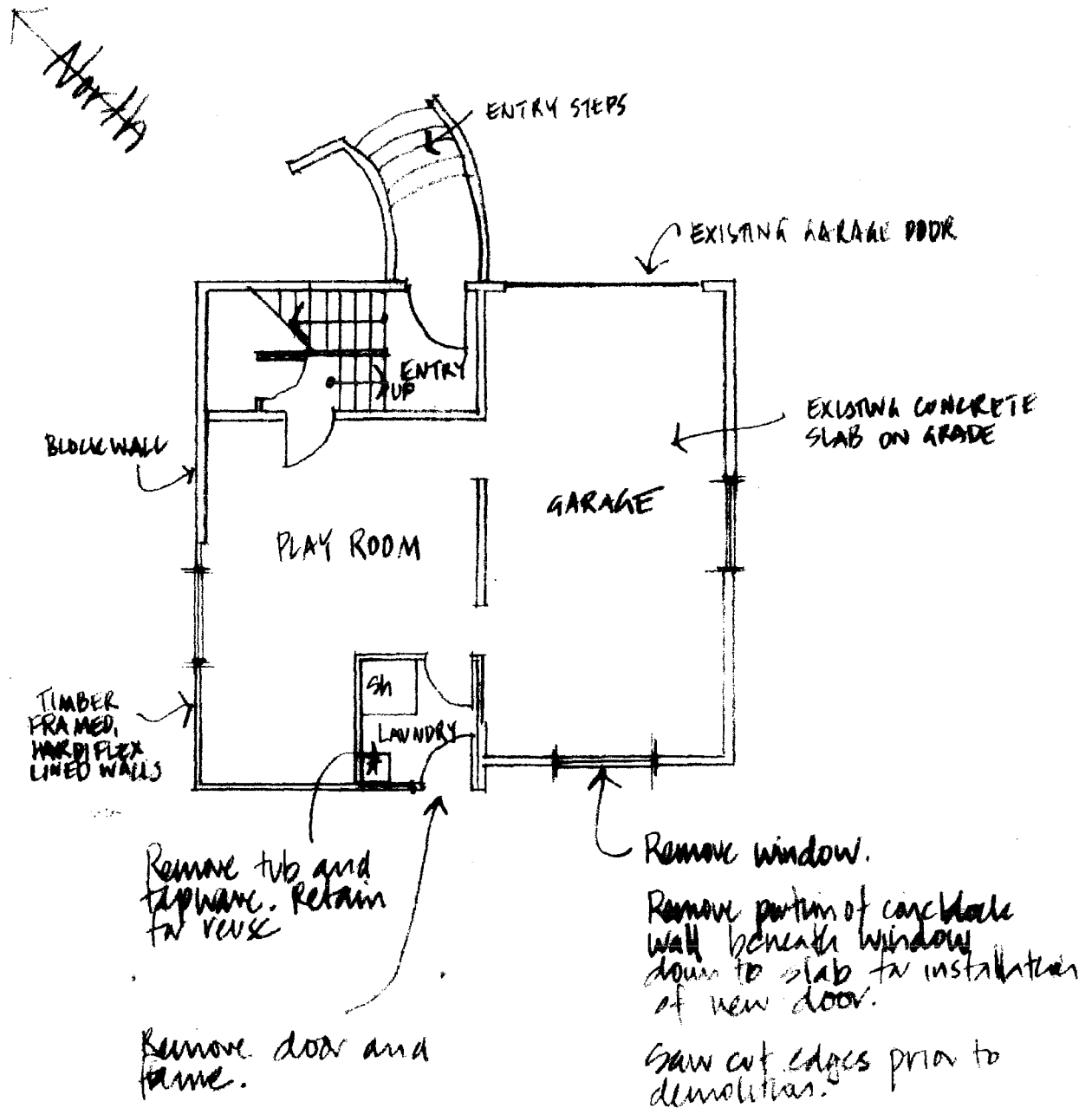
**JOHN HICKEY  
Officer**

**All references to standards  
and codes etc shall be taken  
as reference to latest version  
including amendments.**

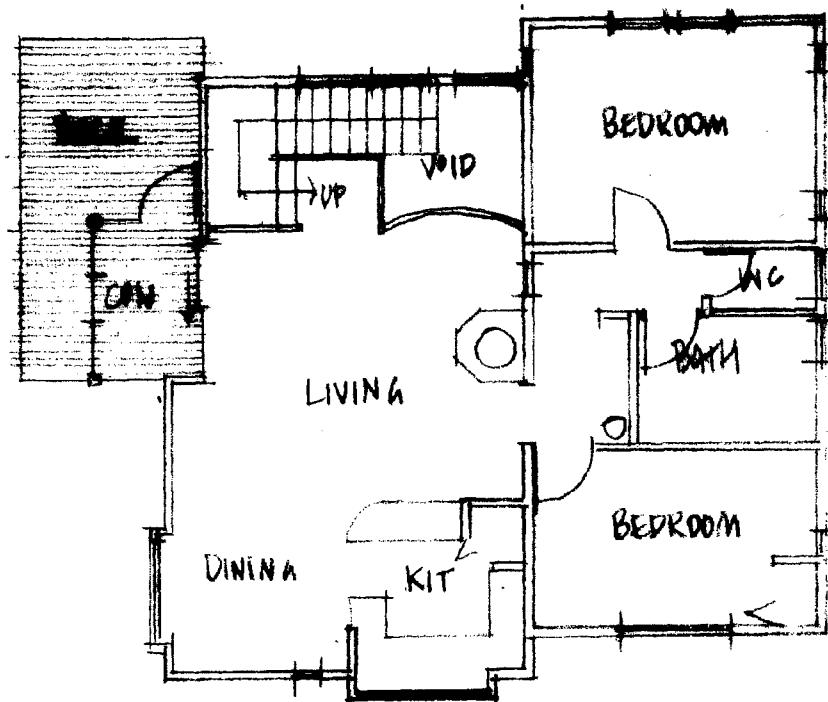
**APPROVED  
BY BUILDING**

**PETER WILKINSON  
Officer**





GROUND FLOOR 1:100  
EXISTING + DEMO



FIRST FLOOR 1:100  
EXISTING - THIS FLOOR UNALTERED

All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

**APPROVED  
BY BUILDING**

PETER WILKINSON  
**Officer**

25/11/2002

STOKE

EXISTING TVB RELOCATED.  
EXTEND EXISTING HOT WATER  
SUPPLY TO THIS POINT. PROVIDE  
NEW 840W WASTE TO EXT AT.

N/M

TVB

EXISTING WALLS UNALTERED

PLAY ROOM 1

NEW 410 LINED / PLY LINED, TIMBER  
FRAMED (100X60 @ 600 CTRS)  
FILL NOT NON LOAD BEARING WALL.  
PLASTER AND PAINT 410.

PLAY ROOM 2

NEW  
WASTE  
410

EX  
AT

TO SEPTIC  
TANK

NEW FRENCH DOORS INSTALLED  
IN EXISTING ENLARGED (DOWNWARDS)  
WINDOW OPENING IN BLOCK WALL  
PROVIDE ALUMINUM HEAD, JAMB +  
CILL FLASHINGS (P.C.)

EXISTING OPENING  
WINDOW WITH  
OBSCURE GLASS

EXISTING  
SHOWER.

NEW WC  
NEW WBS

EX  
AT

TO SEPTIC  
TANK

DOOR 1.

INFILL WHERE DOOR REMOVED  
WITH NEW CONSTRUCTION TO  
GENERALLY MATCH EXISTING  
(7.5 HARDIFLEX ON B.P. ON 100X50  
410S @ 600 CTRS). FINISH  
INTERIALLY WITH ACQUALINE  
410, PLASTERED AND PAINTED  
TO MATCH EXISTING.

**APPROVED  
BY P & D**

JOHN HICKEY  
**Officer**

PROPOSED GROUND FLOOR 1/50

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED  
ON THE HOT WATER SERVICE.

**Farmer House- Minor Alterations**

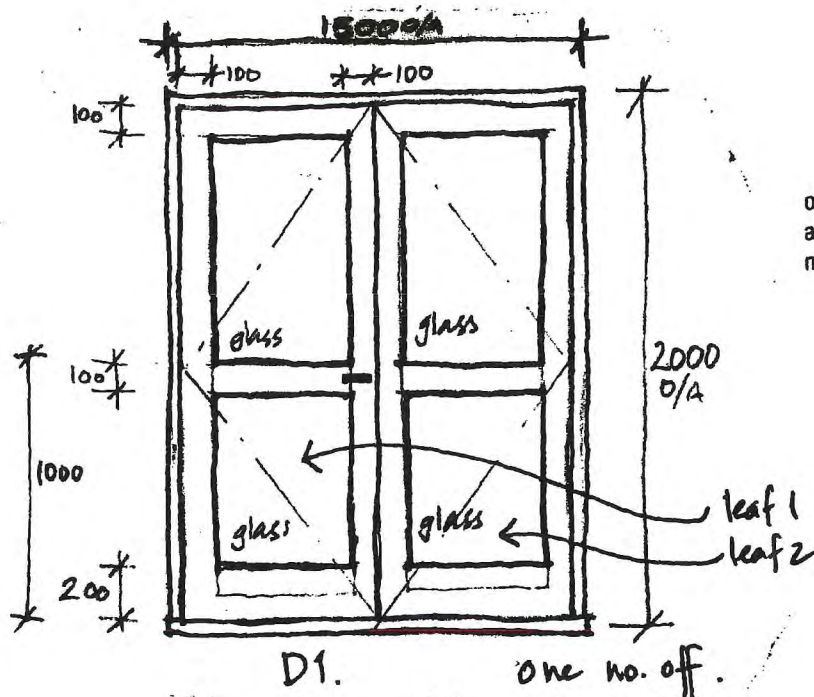
279 Pekapeka Road, Pekapeka - 15 November 2002

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**GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.**

**FIT SUITABLE FLASHINGS ETC.  
JOINERY**

HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP



Dimension sizes are rough openings. Fabrication dimensions are to be confirmed with site measure

**Doors to be complete with:-**

- Exterior quality lever handles.
- Key lock to lever handle
- Propriety in stile tower bolts top and bottom to both leaves- colour black ok
- Stainless steel parliament hinges to allow both leaves to open 180 degrees flat against adjacent wall
- Cabin hooks for hold open
- Solid timber (pine) reveals

**Note**

- Leaf 1 to open first
- All glass grade A safety toughened single glazed- Clear
- Door to open out to exterior
- Frame and reveals suitable for 200 series concrete block, to take architraves
- Finish to be Powder Coated- Colour 28857225 Silver Star from Orica Coatings

**APPROVED  
BY BUILDING**

PETER WILKINSON  
Officer

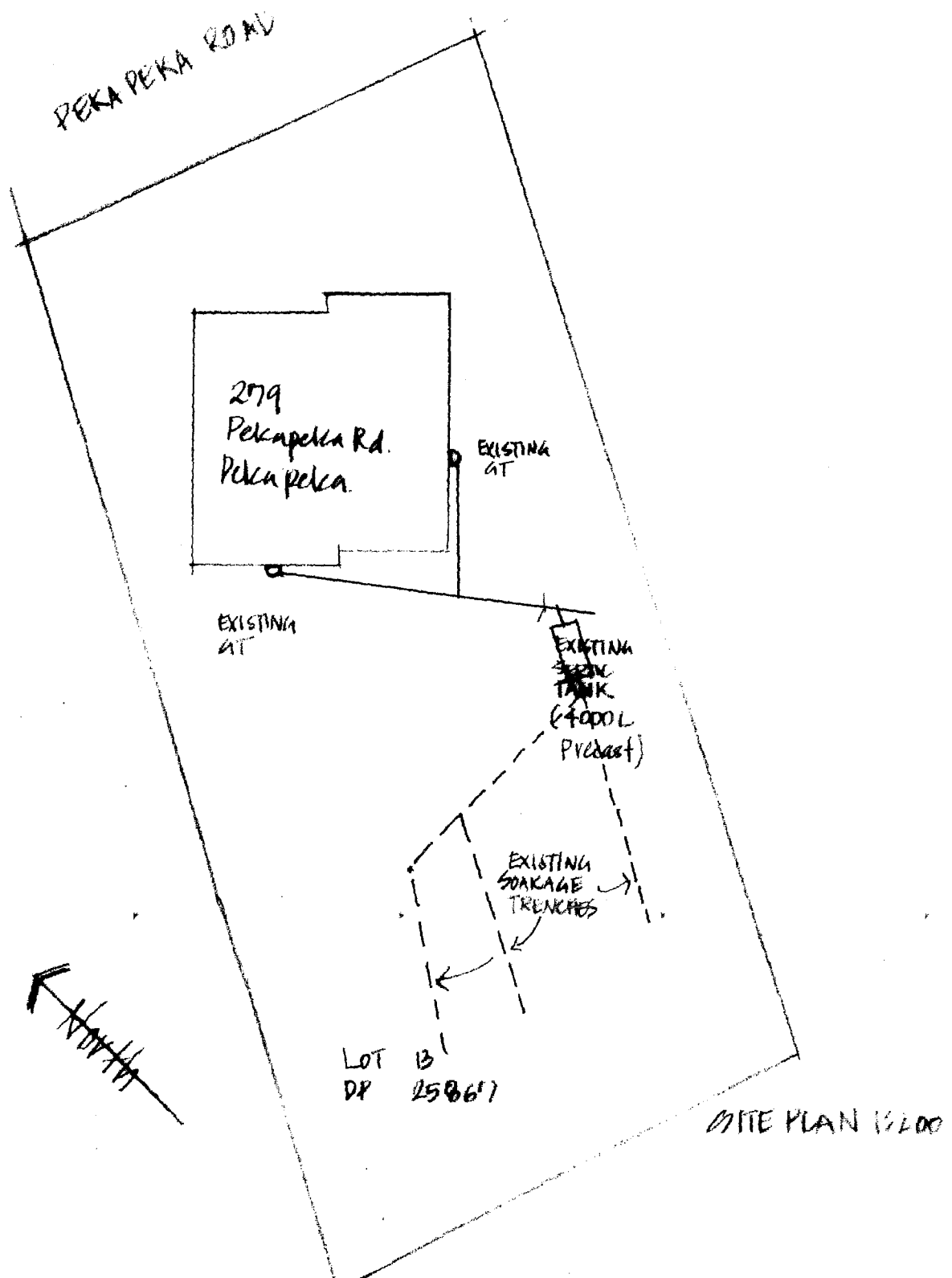
25/11/2002

**Farmer House- Minor Alterations**  
279 Pekapeka Road, Pekapeka - 15 November 2002

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- 1601 MATERIALS are to be new unless otherwise stated, the best quality of their respective kinds, and complying with relevant BIA approved documents, NZ Standards and regulations.
- 1605 WORKMANSHIP: Conform to good trade practice and the relevant codes of practice in current use in New Zealand. All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.
- A01:17 INSURANCE**
- 1705 The Principal will establish insurance covering the works as an extension of the existing policies covering the building. The Contractor is to provide Public Liability and Motor Vehicle Liability insurance to a level agreed with the Principal.
- A01:18 COMPLETION**
- 1705 CLEAR AWAY all trade debris from the site and leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings. Clean all glass inside and out.

**END**



**Farmer House- Minor Alterations**  
 279 Pekapeka Road, Pekapeka - 15 November 2002





## Building Consent

### Section 35, Building Act 1991

#### Application

Toby & Gwen Farmer	No.	031454
30 Austin Street	Issue date	17/11/03
Mt Victoria	Application date	3/10/03
WELLINGTON	Overseer	Barrie McLennan

#### Project

Description	Alterations, Repairs or Extensions
	Being Stage 1 of an intended 1 Stages
	Addition & Alts (Deck addition & alts)
Intended Life	Indefinite, but not less than 50 years
Intended Use	Residential
Estimated Value	\$20,000
Location	279 PEKA PEKA ROAD, PEKA PEKA
Legal Description	LOT 13 DP 57204
Valuation No.	1489007900

#### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	588.00
Building Research Levy	\$	20.00
Building Industry Authority Levy	\$	13.00
Total	\$	621.00

**PAID**

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name:

Date: 17-11-03

Kapiti Coast District Council

Phone (04) 904 5700, Fax (04) 904 5830 175 Rimu Road, Private Bag 601, Paraparaumu. Website [www.kcdc.govt.nz](http://www.kcdc.govt.nz)

6/11/2003

P.I.M. No  
Building Regulation Clause(s)

## PRODUCER STATEMENT - PS1 - DESIGN

**ISSUED BY:** Michael C Cathie  
(Suitably qualified Design Professional)

**TO:** Mr and Mrs T Farmer  
(Owner)

**TO BE SUPPLIED TO:** Kapiti Coast District Council  
(Territorial Authority)

**IN RESPECT OF:** ADDITION  
(Description of Building Work)

**AT:** 279 PEKAPEKA RD  
PEKAPEKA  
KAPITI COAST  
(Address)

All work carried out under  
jurisdiction of producer  
statement to meet the engineer  
requirements fully.

**LOT:** **DP:** **SO:**

Spencer Holmes Taupo Ltd has been engaged by Mr and Mrs T Farmer  
(Design Firm) (Owner/Developer/Contractor)

to provide Structural Engineering Design services in respect of the  
(Extent of Engagement)

requirements of Clause(s) B1 Structure of the Building Regulations 1992 for

☐ All

☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1  
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on  
T Burns drawings titled 279 PEKAPEKA RD  
(Design Firm)

and numbered 1 to 4 and the specification and other documents according to which the  
building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a  
minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions: foundation bearing capacity

and (ii) all proprietary products meeting the performance specification requirements,  
the drawings, specifications, and other documents according to which the building is proposed to be constructed  
comply with the relevant provisions of the building code.



(Signature suitably qualified Design Professional)

Date 1-Oct-03

FIPENZ (Struct.), CPEng.  
(Professional Qualifications)

CPEng. No. 60982

PO Box 1602  
Taupo  
(Address)

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.



# **SPECIFICATION FOR :**

**PEKAPEKA DECK AND MINOR ALTERATIONS  
279 PEKAPEKA ROAD,  
PEKAPEKA**

**For**

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**TOBY AND GWEN FARMER**

**LOT 13 AND D.P. 25867**

**21 SEPTEMBER 2003**

<b>SECTION 1</b>	<b>PRELIMINARY AND GENERAL</b>
<b>SECTION 2</b>	<b>DEMOLITION</b>
<b>SECTION 7</b>	<b>CARPENTRY</b>
<b>SECTION 8</b>	<b>JOINERY</b>
<b>SECTION 9</b>	<b>ROOFING</b>
<b>SECTION 11</b>	<b>ELECTRICAL</b>
<b>SECTION 12</b>	<b>PAINTING</b>

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## **PROJECT DIRECTORY:**

**OWNER:** Toby and Gwen Farmer

**Address:** 30 Austin Street, Mt Victoria, Wellington.

**Telephone:** 385-9221

**ARCHITECT:** Tim Burns

**Address:** 18 Newcombe Crescent Karori, Wellington.

**Telephone:** 476-2292

**Person:** Timothy Burns

**Territorial Authority:** Kapiti Coast District Council

## **SECTION 1. PRELIMINARY AND GENERAL**

### **1.1 Scope of Contract**

The Contractor shall complete the Contract works as included or implied by the Contract Documents, all to the satisfaction of the Architect. Anything omitted from these Documents, but required for completeness of the job to good trade practice shall be considered a part of the Contract. Any work deemed by the Architect to be unsatisfactory shall be removed and made good at the expense of the Contractor.

### **1.2 Form of Contract**

The form of Contract shall be the New Zealand Institute of Architects MW2 (Minor works 2), complete with the Specific Conditions as noted, Addendums A and B1.

The Contractor shall make a written Claim for payment at the end of a Calendar month for work carried out during that month. The Claim shall be forwarded to the Architect within Five Days of the end of the month and, if the Claim fairly represents the work carried out, the Client shall pay the Claim on or before the 20th of the month following.

Ten percent Retentions shall be deducted from each Claim and the Retentions shall not be released until the defects and omissions notified to the Contractor by the Architect have been rectified to the satisfaction of the Client.

A copy of the Contract is available at the Architect's office for reference.

### **1.3 Consents and Fees**

The Client shall apply for and uplift the Project Information Memorandum and the Building Consent.

The Contractor shall :-

- (a) give all notices and arrange for inspections and the like required by the Building Consent.
- (b) arrange and pay for any tests or inspections required for Gas and Electrical works.

At the completion of the works the Contractor shall :-

- (a) obtain and pay for the Code Compliance Certificate from the Territorial Authority. Allow a Net Sum of One Hundred Dollars (\$100.00) for Territorial Authority fees for the Code Compliance Certificate.
- (b) obtain and pay for the Electrical Certificate of Compliance

Each of the above certificates shall be forwarded to the Architect or Client prior to retentions being released.

The Contractor shall be responsible for the requirements and obligations of all his sub-Contractors.

### **1.4 Requirements of Authorities**

The work is to be carried out in accordance with the -

- (a) Contract Documents
- (b) Building Act
- (c) New Zealand Building Code
- (d) Electricity Act
- (e)
- (f) Health and Safety in Employment Act
- (g) Regulations and Codes of practice pursuant to these Acts
- (h) requirements of any other Statutory body having jurisdiction over the area in which the work is located.

The Contractor shall ascertain and familiarise himself with any such requirements prior to commencing work, and shall employ methods and work practices which comply with the requirements of these Acts.

The Authorities may require inspections of the work at various stages of construction to ensure their requirements are being satisfied. The Contractor shall establish which inspections are required, and shall arrange for the inspections to take place.

### **1.5 Responsibilities**

Unless otherwise noted the Contractor shall supply all labour, material, plant and builder's services, etc, required for the relevant Works.

The Contractor shall attend upon and be responsible for all work performed by his Sub-Contractors. He shall give them access to the Site at all reasonable times. All Sub-Contractors are subject to all the requirements and conditions of the Contract Documents, and to all the clauses of Preliminary and General in the Specification. To ensure the proper co-ordination of the Work, the Contractor and all Sub-Contractors are referred to all other sections of this Specification and the Drawings.

The Contractor and each Sub-Contractor, prior to commencing their own work, shall satisfy themselves that the previous work and general conditions will be suitable to execute their own work in a tradesmen like manner and to a first class finish. Commencement of work shall be deemed acceptance of all previous work.

Where consultation with or an inspection by the Architect, Engineer or other similar person is required a minimum of 48 hours shall be given by the Contractor.

### **1.6 Variations**

In the event of any material or article mentioned in the Documents being unavailable the Contractor shall, with the written consent of the Client, be entitled to supply an equivalent substitute material or article. This shall be deemed a Variation.

Any additions, deletions or variations to the Contract must be in written agreement between the Contractor and Client. The written agreement shall state the character and cost of such work, and shall be agreed upon prior to being carried out.

### **1.7**

### **1.8 Separate or Nominated Contractors and Suppliers**

The Client reserves the right to arrange for work not included in this Contract to be carried out by persons other than the Contractor concurrently with the progress of the Works as a separate Contract. These workmen shall be allowed access and reasonable facilities for carrying out their work. The Contractor and these workmen shall co-ordinate and co-operate on-site to minimise disruption to each others work.

## **1.9 Insurances**

From the commencement to completion of the works, the following insurances shall kept in force :-

The Client shall insure until the completion of the Contract :-

- (a) The existing structure and the contents thereof to their full insurable value;
- (b) The "Contract Works" to the full insurable value of the project including allowances for demolition, consultants fees, and other costs of reconstruction, of the making good of the project.

The Contractor shall insure until the completion of the Contract:-

- (a) "Public Liability" insurance, including cover against damage to property for an indemnity figure of at least One Million Dollars (\$1,000,000.00) in any one accident, the number of accidents in any period being unlimited.
- (b) The Contractors own tools, equipment, plant, and materials.

The requirements for insurances to be read in conjunction with NZIA MW2.

## **1.10 Conflict**

In this Specification references are made to various standards. Should there be conflict between the requirements of these standards and this Specification then refer to the Architect for instructions prior to commencing the affected section of work.

## **1.11 Protection of Works and Property**

The Contractor shall protect the Works, including that of Sub-Contractors and stored material, from all damage that could be caused by his work. The Contractor shall be responsible for the protection of all Public or Private Property that may be damaged as a result of his work.

The Contractor shall make good at the Contractors expense any disturbance or damage to existing surfaces, fittings, construction, etc not a part of the Works to match adjacent unaffected existing surfaces. Remedial work shall be left in a condition suitable for the application of paint or other finishes to a first class standard.

The Contractor shall remove construction debris from the Site as work proceeds, but shall remove all staining or hazardous items immediately.

The Contractor shall minimise any inconvenience to persons, property and services affected by the Work. Where it is necessary to restrict access or otherwise cause an inconvenience, twenty-four hours prior notice shall be given to all those affected, and consent obtained from them.

### **1.12 Temporary Services**

Water, power and toilet facilities shall be available to the Contractor on site. The Contractor shall provide and maintain all other temporary services necessary for the work, which shall be removed at the completion of the Contract. All facilities and services shall be made available to other Contractors and Sub-Contractors as required.

### **1.13 Setting Out Work**

Works to be accurately set out in the position and to the levels indicated in the documents. Dimensions are to structural faces unless stated otherwise. All dimensions to be checked and verified by the Contractor prior to construction. If any discrepancies or conflicts occur, notify Architect for instructions. Lining up with existing construction and finishes to take precedence over the drawings. Details to take precedence over smaller scale drawings and figured dimensions to those scaled off the drawings. Measure on site for joinery, fixtures and fittings prior to ordering.

The Contractor shall set out and maintain level pegs and control pegs for the duration of the Contract. Site boundary pegs are the Client's responsibility.

### **1.15 Materials**

Materials are to be new, the best of their respective kinds and grades as specified, suitable for their intended use, and shall conform to the relevant New Zealand Standards. Where proprietary products are used, Manufacturer's instructions and recommendations on handling and fixing are to be strictly adhered to.

Adequate protection must be given to all materials to keep them in first class condition.

### **1.16 Hours of Work**

No construction work under the Contract, other than essential safety precautions, shall be performed between the hours of 7.00pm and 7.00am, nor at any time on a Sunday or Public Holiday without the prior permission of the Client and of any Public Authority whose consent may be required.

### **1.17 Completion of Works**

Although it may not be expressly mentioned or shown on each and every item, or detailed in the Specification, all equipment, joinery fittings and services shall be left in first class condition and proper working order. All visible work, surfaces, materials and finishes shall be left in first class condition without damage or blemish.

Remove all rubbish arising from this Contract from the Site and Works. Leave all floors swept clean, clean all glass inside and out, remove all paint, concrete and plaster marks, clean all prefinished or decorated woodwork, fittings, and all items generally to leave the building and site clean and fit for immediate occupation and use by the Client.

The Contractor shall make good, at their own expense, any defects to and omissions from the contract works reported to them during the Defects Liability Period. The Defects Liability Period shall be 35 days after the date of issue of the Certificate of Practical Completion, or within Ten Working days thereafter. The Contractor shall rectify the defects to the satisfaction of the Client within a reasonable time, which may be stated in the notice.

## **SECTION 2. DEMOLITION**

### **2.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **2.2 Scope Of Work**

Refer to the Drawings to ascertain the extent of demolition work required. Follow notes on the drawings and effect all other demolition work as necessary to allow for the complete and satisfactory construction of new work as shown on the Drawings.

Before starting demolition, carry out a thorough survey and examination of the existing building to ascertain the extent and effect of demolition work. All demolition work will be carried out in consultation with and at Client's convenience.

### **2.3 Protection**

Take all necessary precautions, to protect the existing building, grounds and site features, and items which are to be retained, from any damage and to prevent nuisance to any persons, services or property. Support existing structure as necessary during demolition and construction of new works. Do not remove support until new work is strong enough to support the existing structure.

### **2.4 Completion of Work**

Remove all demolition material from site as work proceeds. Burning of materials arising from the demolition will not be permitted on site. Making good any damage to existing work, services, or any property, resulting from demolition shall be at the expense of the Contractor.

## **SECTION 7. CARPENTRY**

### **7.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **7.2 Scope of Works**

This section includes all timber work, linings, claddings, timber finishes, the installation of various finishing items, other minor trades, and any other items related to these works and the removal of all associated work debris from the site.

### **7.3 Materials and Workmanship**

Materials are to be new, the best of their respective kinds and grades as specified, suitable for their intended use, and shall conform to the relevant New Zealand Standards. Adequate protection must be given to all materials to keep them in first class condition and suitable for their intended finish.

Standard of workmanship shall be in accordance with the best trade practice. Where proprietary products are used, Manufacturer's instructions and recommendations on handling and fixing are to be strictly adhered to.

Execute all cuts true to line to produce a first class job and tight junctions. Set out, erect and fix all material and work accurately, level, square and plumb to produce an even finish, flush across joints and suitable for any subsequent work. Make all joints in the strongest possible manner, tight and secure. All timbers shall be straight and be of as long lengths as possible with joints only over solid supports. Perform mitres and scribes neatly and finish in a first class manner. Stagger laps and joints where possible. All exposed surfaces shall have all machine marks removed and left fit for specified finishes.

Generally lining up with existing construction, linings, and claddings etc shall supersede dimensions on the drawings. Should there be a conflict between the existing construction, linings, and claddings etc and the drawings then refer to the Architect or Client for instructions prior to commencing the works.

Allow to pack or cut framing as required so that finished surfaces line up with those existing. Allow to straighten, level and/or plumb existing work where it adjoins new work to allow for a continuous finished surface without an obvious junction, or for a straight line where cabinet joinery finishes against the wall.

### **7.4 Nailing**

Nailing shall be skew nailing wherever practicable. Punch below surface all nails in exposed work. Exercise care in nailing exposed work to avoid damage to surface. Use brads in exposed work. Nails generally shall penetrate the second or holding timber at least half their length, except that where the second timber is Radiata Pine the length of nail shall be increased 25%.

Where possible double skew nail all framing timber at intersections and in Pinus Radiata similarly secure with four nails. Securely spike together all laps and built up members. Well drive all nails in framing until head is flush.

## **7.5 Other Fixings**

All fixings exposed to weather or in situations liable to result in corrosion shall be of 316 or 304 grade stainless steel unless specified in particular elsewhere. Bolts and similar fixings in contact with treated timber shall be liberally treated with multipurpose grease prior to use.

Joist hangers, nail plates and other proprietary fixings may be used as appropriate to provide secure fixing.

Generally fix timber together with multigrips or similar.

## **7.6 Priming**

Prime all joints of exterior timber joinery and finishing timbers before assembly. Prime all timber faces which will be in contact with concrete or blockwork, or which can not be primed after erection. At completion of work leave all exposed surfaces of exterior timberwork finished with one primer coat.

Where stucco is cut, paint cut edges and seal prior to carrying out other work.

## **7.7 D.P.C.**

Protect all timber wherever in contact with concrete or blockwork by a continuous full-width damp-proof course.

## **7.8 Storage of Materials**

Stack framing timber 300mm clear of ground level and in straight lengths. Protect from sun, rain, and moisture of any kind. Finishing materials shall be stored under cover and carefully protected. All proprietary materials shall be stored and protected in accordance with the manufacturer's instructions to maintain them in first class condition suitable for inclusion in the works.

## **7.9 Attendance**

Attend upon other trades and make good on completion. Provide blocks, grounds, timber support, etc. as required.

Reduce to a minimum the cutting of joists, studs and other structural timbers. In no circumstances cut into or check beams and joists more than 450mm from the face of structural supports, or check out studs within bracing elements. Where the drilling of holes is unavoidable, drill holes in the centre line. Such holes shall not exceed 32mm in diameter without Engineer's approval. The notching and drilling of holes in joists and beams shall be in accordance with N.Z.S. 3604 : 1990, figure 5.8.

## **7.10 Flashings**

Fix all flashings required or shown in connection with Carpenter and Joiner's work

## **7.11**



## **7.12 Framing Dimensions**

All dimensions on scale drawings shall be to the surfaces of timber framing, concrete or blockwork and to the face of trims at openings, unless otherwise shown. Timbers mentioned are generally rough sizes (e.g. nominal 100mm x 50mm stud framing has green gauge dimensions 94mm x 47mm). Allow to line up with existing framing, and pack or cut new framing as required so that finished surfaces line up with those existing.

## **7.13 Timber**

All timber shall be the best of its respective kind, free from large or loose knots, shakes, bark, etc. and shall comply in all respects with the provisions of NZS 3631 for the various types and grades specified. All timber for exposed work and joinery shall be free from defects which would prevent a good dressed surface and satisfactory finishing. All timber shall be well seasoned.

All machined timber shall be dry run. All timber shall be of the sizes and grades as specified. Any wet timber shall be propped or held straight and true until it has dried to the required moisture content.

Timber used for scaffolding or any other temporary purpose shall not be incorporated in the building. Any defective timber shall be removed from the site as directed by the Architect.

Enclosed framing timber to be Radiata No. 1 Framing Boric gauged with a maximum moisture content of 16% at time of lining. There shall be no exposed framing timber.

Exterior finishing timbers shall be primed, kiln dried dressed Radiata, treated to TPA H3, and dry at time of fixing. Finger jointing will not be acceptable for timber to be used in finishing work which is to be coated with any coating other than paint. Where ply is to be used for exterior finishing work it shall be primed B-D grade, treated to TPA H3 and dry at time of fixing.

## **7.14 Timber Treatment**

All treated timber shall comply strictly with the requirements of the N.Z. Timber Preservation Authority, as applying to both timber species and degree of decay hazard. All treated timber, including items made from treated timber, shall be identified and marked as specified by the Authority.

All timber to deck work to be minimum of H3 treatment, except posts to be set into concrete, which are to be H5 treatment.

## **7.15 Lintels and Beams**

The sizes, spacing and fixings of structural timber and flitch beams shall be as indicated on the drawings. Where sizes of lintels have not been noted refer to NZS 3604:1999, table 6.7 using appropriate roof and floor loads to determine lintel size.

## **7.16 Steelwork**

Any structural steelwork to be done by skilled tradesmen in accordance with accepted trade practice and the relevant standards and regulations. All work shall be fabricated straight and true, with no curves or twists, to the lines and levels shown on the drawings. Measure on site to determine or confirm dimensions and angles for steelwork. Include for all fixing brackets, holing, bolts and the like.

All structural steel shall be fully shop coated with two coats of approved zinc primer prior to delivery.

At the completion of and erection, the steel beam shall be free from rust, any bare steel coated with approved zinc primer and the whole fully protected to prevent future corrosion.

### **7.17**

### **7.18 Floor Framing**

Unless otherwise specified or required by Codes floor joists shall generally be 50mm wide and of the depth and spacing shown on the drawings and laid in continuous lengths. Where joints are unavoidable they shall be made over solid supports by butting and flitching with either timber or nail plates.

### **7.19 Wall Framing**

Unless otherwise specified or required by Codes, etc. plates shall generally be 50mm deep of the width shown on the Drawings and laid in long lengths. All joints butt joined and securely fixed with nail plates over solid support. Plates securely nailed to timber floors.

Unless otherwise specified or required by Codes, etc. studs shall generally be 100mm x 50mm deep at spacings noted. Studs shall be neatly cut to lengths and fixed to plates with not less than two nails. Corners shall have three studs to ensure solid fixings for all linings. Allow additional studding where necessary for fixing fittings, etc. Refer to the Drawings to see where framed walls need to be of timbers greater than 100mm thickness.

Studs shall be at 600mm c/c to all exterior walls or sections of walls less than 2.7m in height and to all interior walls.

Dwangs/Nogs generally shall be 50mm deep of the full width of partitions and spaced at not more than 800mm c/c. Provide in addition all special dwanging, blocking and support timbers of appropriate grades as indicated in the Drawings or as necessary for the proper installation and fixing of all Joinery, fixtures, fittings, linings, hardware and services.

### **7.20 Roof Framing**

Unless otherwise specified or required by Codes, rafters shall generally be 50mm wide of the depth and spacing shown on the drawings, and laid in continuous lengths. Where joints are unavoidable they shall be made over solid supports by butting and flitching with either timber or nail plates. Fix rafters to studs with 'z' nails.

Where ceilings are to be fixed to rafters, block out with 50mm x 50mm timber generally to sheet edges and joints, and as required to provide solid support and a flat, even surface for the fixing of the sheets.

### **7.21 Bracing**

House.

Bracing for the original house was calculated using concrete roof tiles. The final building was built with light weight roof (metal tiles). It can be assumed that the bracing originally allowed for a building with a heavy roof adequately meets the requirements for a lightweight roof (earth quake) wind unchanged. The demolition removes a portion of external wall used for bracing. The amount of bracing units is maintained by installing ply bracing in the same wall. Refer plans and manufacturers instructions to install.

Deck.

The deck has no wind bracing requirement.

Earthquake requirement is based on half the requirement for a Light Light Light structure, of 0 slope in zone A- ie  $9.4 \text{ Bus per metre} \times \frac{1}{2} \times \text{floor area of deck (30)} = 150 \text{ Bus total.}$

The deck is braced with 12mm ply to its supporting posts and timber cross brace which will exceed this requirement.

### **7.22 Insulation**

Insulate any existing uninsulated wall or roof spaces with 75mm FG batts.

### **7.23 Building Paper**

Breather type fire retardant building paper shall be fixed to outside of new modified exterior walls. Roofing underlay shall be supplied and fixed by the Roofer. Lay horizontally, with minimum of 150mm laps, starting at lowest point always. No rips or tears or damage to paper. Building paper to lap over flashing, fascias, etc. as required to allow the removal of moisture, and to prevent moisture getting into the framing.

### **7.25**

### **7.26**

### **7.27 Gibraltar Board Walls and ceilings**

Generally line modified walls and ceilings with Gibraltar board to match existing, fixed in accordance with Manufacturer's instructions

All walls shall be plastered and finished to achieve Winstone Wallboards Level 4 standard of finish.

Where new linings meet existing allow to cut back existing as necessary to tape joint and plaster to a flat, level surface so that the line is not visible once painted.

## **7.28 - 7.35**

### **7.35 Butynol Roof Substrate**

Substrate to Areas of Butynol Roof and for upstands shall be 17.5mm CpD Construction grade plywood. Lay dry with 3mm gaps between sheets and stagger joints. Ply fixed with 60 x 2.8mm galvanised flat head spiral shank nails spaced at 150mm c/c, driven below surface of ply.

All external corners bevelled 10mm minimum, all internal corners filleted with 25 x 25mm timber. All fillets, battens, etc. to be kiln dried dressing grade timber. Fill all joints, holes, etc. to the approval of the Butynol Applicator, to provide a continuous surface without sharp edges or non flush joints anywhere prior to the application of the Butynol membrane.

### **7.36**

### **7.37**

### **7.38**

### **7.39 Ply Cladding**

To new exterior walls and where existing walls made good clad in 12.5mm, grade B-D, H3 treated Construction ply. Allow to co-ordinate with the Painter for application of one coat of CD-50 prior to erection.

All sheets shall be fixed square and parallel to each other, with a 2mm gap at butt joints. All joints over solid framing, with zinc flashings to horizontal joints. Sheets fixed with galvanised 40 x 2.5 flathead nails at 150mm centres to edges and 200mm centres to intermediate framing.

Battens at 300mm centres over ply to be 75 x 25mm, H3 treated sawn Radiata, with double weather grooves on back. Allow to co-ordinate with Painter for application of one coat of CD-50 prior to erection. Corners battens to be one 75 x 25mm and one 50 x 25mm.

### **7.40 Hardiflex**

To new exterior walls and where existing walls made good clad with 6.0mm Hardiflex as per Hardies Exterior Wall Cladding System. Hardiflex fixed with 40 x 2.5mm stainless steel flathead Hardiflex nails at 200mm centres to all timber framing, driven flush with sheet. Do not fix closer than 12mm to sheet edge or 50mm to corners. Allow for PVC jointers to all joints. The whole finished neatly and tidily, flat and square.

**7.41****7.42****7.43****7.44 Timber Decks**

Deck to have ex 100 x 40 H3 pine decking with griptread profile griptread side up. Space boards 3mm apart and fix with two 60 x 2.8mm jolthead galvanised nails to each joist. Nails in straight lines along joists. Joints in board lengths to be neatly butted over joists and joints staggered over the deck. Surface maintained in a condition suitable for oiling or staining.

Form steps from Deck to ground with ex 300 x 50 timber strings cut to form 300mm wide treads with risers evenly spaced. Fix strings to deck framing and to concrete pad. Decking to treads.

**7.45 Soffits**

All soffits to be framed up with 50mm x 50mm timber at 600mm c/c and as necessary for support. Lined with 4.5mm HARDIFLEX fixed with 40 x 2.8mm stainless steel flathead nails at 200mm centres to all framing. All joints finished with standard PVC mouldings.

**7.46****7.47 Fascia and Barge**

Fascia and Barge to be ex 25mm height to suit situation to match existing, rebated to take soffit lining. H3 fj pine or similar.

All Fascias and barges primed on all surfaces and to all joints prior to fixing, fixed with galvanised nails and finished smooth across all edges, joints and junctions suitable for a first class paint finish.

**7.48 Mouldings and Finishing Works**

Joints in lengths of runs shall be neatly and accurately mitred. External corners to be mitred and internal corners scribed.

All exterior mouldings and finishing timbers shall be primed treated H3 Radiata of profiles to match those existing. End grains primed prior to erection. Punch nails below surface. Allow for any other miscellaneous mouldings required to complete the exterior.

All interior mouldings and finishing timbers shall generally be solid timber of profiles and with finishes to match those existing. Punch nails below surface.

Allow for other miscellaneous mouldings and finishing work as required to complete the job.

**7.49 - 7.51****7.52 Deck Handrails**

Construct as shown on drawings

**7.53****7.54****7.55 Miscellaneous**

Construct door to storage area with three ss hinges and padbolt.

**7.56 Hardware**

This does not include items specified, listed in the schedule of fittings or shown on the drawings. It does not include door and window hinges which shall be included in those joinery items, other hinges, cabin hooks for exterior doors, screws, nails, bolts, nailplates and similar connecting devices or fixings.

This shall cover such other items as non-specified handles and locksets, catches and pulls, sliding tracks, rails, miscellaneous hardware and such items that have not been itemised or specified.

All hardware exposed to weather or in situations liable to corrosion shall be either non-ferrous or treated to resist corrosion. Provide and fix all hardware as specified and all nails, brads, screws, bolts and sundry ironmongery as required to match the specific fittings. In general fixings for exterior hardware shall be 316 grade stainless steel.

Fix in accordance with the Manufacturer's instructions and recommendations. Carefully oil or lubricate all moveable parts and leave clean and in perfect working order.

## **SECTION 8. JOINERY**

### **8.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **8.2 Scope**

Work includes the supply, fixing of door 1 and window 1, and the weatherproofing of the same.

Details/materials etc as noted on the drawings. Should there be a conflict between the existing construction, materials, and profiles etc and the drawings or specification then refer to the Architect for instructions prior to commencing the works.

### **8.3**

### **8.4 Aluminium Joinery Materials and Workmanship**

Aluminium joinery to be a residential suite of an approved brand, complying with all relevant SANZ standards, with a selected colour powder coated finish. Work shall include supply and fixing of all units and all associated flashings, hardware, furniture and fixings. Include stays, catches, locks, doorstops, crash rails, etc. as required.

All aluminium windows and doors shall be manufactured in an approved workshop using labour skilled in the trade. Mechanically butt joint corners or all frames and assemble with screws into integral screw traces in the sections. Mitre cut sash corners and assemble with screws into aluminium corner angles mechanically crimped within the section, giving a neat tight fitting joint. Caulk all joints with a thin joint sealant. All opening elements shall be complete with weatherstripping to form a continuous seal between them and the frame. All units shall be assembled square and true to line and level. All fixed glass panels shall be bead glazed into frames.

Ensure that all aluminium is separated from contact with incompatible metals.

### **8.5 Windows**

Window W1 shall be built as shown on the drawings. Refer to the Drawings and confirm dimensions on site for sizes. Window frame to be PQ . Facing boards to exterior of paint quality treated Radiata

Supply and fix windows to the sizes and shapes as shown on the drawings. Aluminium frames shall be supplied with condensation channels all round and fitted with Radiata reveals (sized to match existing) rebated around the condensation channel. Reveals to be Radiata paint quality, rebated for wall linings, and shall be fully primed to all non-visible surfaces prior to fixing to the frame. All opening sashes shall be hung as shown on the drawings, hung on Interlock friction stays or similar with black powdercoat finish. Each sash shall have two double-tongued catches finished with black powdercoat finish. Sill condensation channels shall have drainage path to the exterior of the building.

All windows shall be glazed in the factory, unless the sizes of fixed panels are such that the glass may be broken. In these cases, the Joiner shall arrange for these windows to be glazed on site.

## **8.6 Exterior Aluminium Door**

Supply and fix doors to the sizes and shapes as shown on the Drawings. Doors shall be complete with exterior quality handles, key lock to lever handle, sliding gear to allow doors to open fully against itself to maximise opening, cabin hook for hold open, generally to match existing door to playroom downstairs. also rails, weather stripping and other fittings. Aluminium frames shall be fitted with ex 40mm reveals rebated around the frame.

Reveals to be H3 treated Radiata, paint quality, rebated for wall linings, and shall be fully primed to all non-visible surfaces prior to fixing to the frame. Door sills to have drainage channels to the exterior of the building.

Glass to be as noted below.

### **8.7**

### **8.8**

### **8.9 8.13**

## **8.14 Glazing**

Glazing shall comply with all SANZ standards, be of weights to suit size of window and door units set in continuous neoprene gaskets. Neoprene gaskets shall be mitre jointed at corners and not bent around corner of frames and beads and no bowing or bubbling shall be permitted in the Neoprene. Allow for the expansion and contraction of the glass.

Glazing shall be:

Safety Glass- clear, single glazed to door.

Annealed Glass- clear, single glazed to window.

Glazing shall be designed to include all fixings, sealants, weatherstrips required to render the completed system secure, draughtproof and waterproof.

### **8.15 - 8.18**

## **8.19 Kitchen Joinery**

Modify the kitchen joinery as much as is required to complete the work. It is imagined that this will require no work to the existing main units (except the addition of a small upstand), and only include the removal of the existing bay window.

### **8.20 - 8.22**

## **8.23 Completion**

All joinery is to be protected against damage throughout the Contract Works and all glazing is to be clearly marked in an approved manner to ensure observation during the completion of the Works.



## **SECTION 9. ROOFING**

### **9.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **9.2 Materials and Workmanship**

All work shall be carried out by experienced competent Tradesmen, approved by the Manufacturer, familiar with the products being used, in accordance with the best trade practice and current roofing manufacturers installation specifications, to produce a high standard of work. The whole of the roof shall be constructed and left in a condition suitable for the collection of rainwater for house supply.

Generally lining up with existing construction, and materials etc shall supersede dimensions on the drawings. Should there be a conflict between the existing construction, and materials etc and the drawings then refer to the Architect for instructions prior to commencing the works.

On completion of work the roof area and gutters shall be cleaned of debris and the roof left sound and weathertight.

### **9.3 Underlay and Purlins**

Roofing underlay shall be a breather type building paper laid over galvanised wire mesh, laid and lapped over the rafters so as to drain into the gutters. Laps 150mm minimum and all vertical laps carried over rafters.

### **9.4 -9.6**

### **9.7 Tiled Roofing**

Modify existing tiles roof as necessary, and as specified by the Decra Systems Roofing - Installation Manual and in accordance with NZS 4217.

Allow for all Flashings and accessories,

### **9.8**

### **9.9**

### **9.10 Butynol Application**

The roof to receive the Butynol shall be closely examined to ensure that it is free from sticks, stones, other sharp objects or large voids, and work on laying the membrane shall not start until all defects have been corrected and rubbish disposed of. Starting laying of the Butynol will constitute acceptance by the roofing Sub-contractor that the surface to be covered with Butynol is in fit and proper condition and suitable in all respects for the laying of his material.

Apply 1.0mm Butynol, complete with Lap Tape and WA30 adhesive for all laps, finished flat and even with all edges fully glued down. Dress Butynol fully over fascia and barge edges and finish 150mm behind wall cladding and under roofing sheets, as per details on drawings.

### **9.11 10.7 Stormwater Disposal**

Fit Marley PVC spouting (matching existing) and downpipe system, allowing for all expansion requirements. Gutters to have minimum fall of 1 in 200 to downpipes. Fix gutter brackets generally at 400mm c/c.

### **9.12 Completion**

On completion of the work, clean down all surfaces and remove all stains, nails, screws and scrap materials from the surface and the site. Roofer shall thoroughly test the roofs, and flashings to ensure that the whole of the roof and associated areas are left in a clean and watertight condition. Replace any damaged materials or workmanship.

## **SECTION 11. ELECTRICAL,**

### **11.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **11.2 Scope**

The works include the installation, testing, putting into service of all electrical work, including fixing of lighting.

### **11.3 Materials and Workmanship**

All electrical work to be carried out in accordance with the requirements of the Electricity Regulations 1993, the local Electricity Authority and any other current regulation or restrictions by a registered Tradesman to best trade practice. The Electrician is to apply and pay for all permits, arrange for all inspections and tests related to his work and leave the completed system in working order.

Provide all materials and labour of every description unless otherwise specified, necessary for the proper and effectual execution and completion of the whole of the works as shown or specified.

All materials used shall be of the best quality of their kind and the installation is to include all work and materials necessary for the completion of the installation in thorough working order although such work and materials may not be specifically mentioned in the specification or on the Drawings.

Cutting, drilling and fixing shall be the minimum required for the passage of cables, installation of equipment and carrying out of the work in general. Do not adversely affect the structural integrity of the Works or the finishes of work by other trades.

All wiring is to be concealed within walls, under floor or in ceilings unless otherwise approved by the Architect prior to work commencing.

Generally matching and lining up with existing construction, and materials, etc shall supersede dimensions or notes on the drawings and specification. Should there be a conflict between the existing construction, and materials, etc and the drawings or specification then refer to the Architect for instructions prior to commencing the works.

### **11.4 Fixtures and Fittings**

Client to supply lights. Contractor to install the electrical fixtures or services as shown on the Drawings and listed below.

Internal switches, points and other electrical accessories to be PDL 500 series. Exterior fixtures shall be PDL 56 series installed to a weatherproof condition. Confirm location, number and type with Client prior to commencing work.

**11.5 - 11.11****11.12 Completion**

At completion leave all work neat, tidy, clean and operating correctly. Remove all plant, tools, rubbish and debris from the site. Test all circuits and outlets for the entire installation and allow to rectify defects as required. Test and leave all fittings and fixtures in proper working order. Allow to replace blown bulbs and rectify any defects as required. Provide the Client with the Electrical Certificate of Compliance.

## **SECTION 12. PAINTING WORK**

### **12.1 Contractual Responsibility**

Refer to "Preliminary and General" - Section 1 of this Contract.

### **12.2 Scope**

Painting will be carried out by Client, except for those items of priming that must be done during construction (cut edge of stucco, fascic timber, revaels etc) to adequately protect the work, but which will then be inaccessible.

Leave all work ready for painting by Client.

### **12.6 Completion**

At the completion the Decorator shall make good at his own expense any patchy work, incorrect material, colours or patterns, and imperfections to work, and shall eliminate all runs, bubbles, etc. Repaint or recover complete sections while rectifying work. Leave job clean and tidy to the satisfaction of the Architect, with all trade debris removed and all surfaces free from paint splashes and decoration marks.

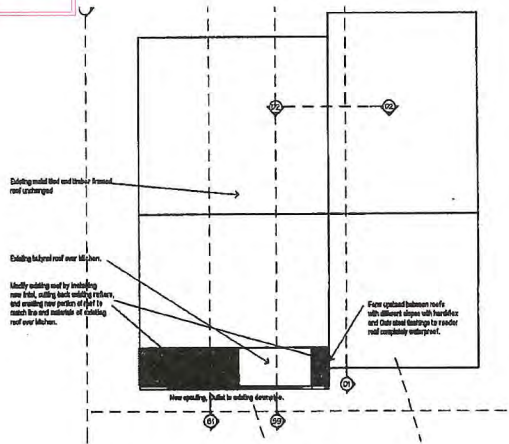
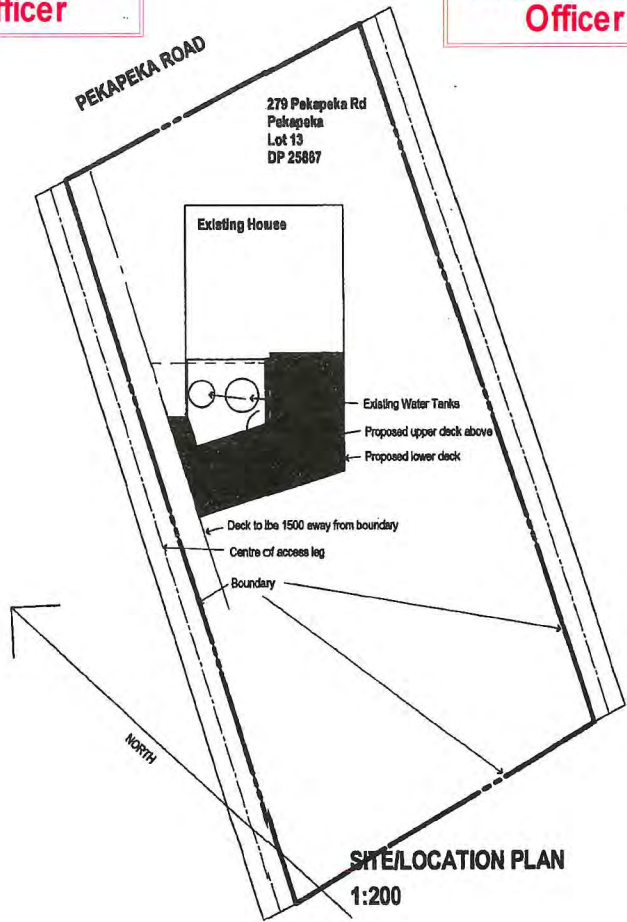
6/11/2003

20/10/2003

BC 031454

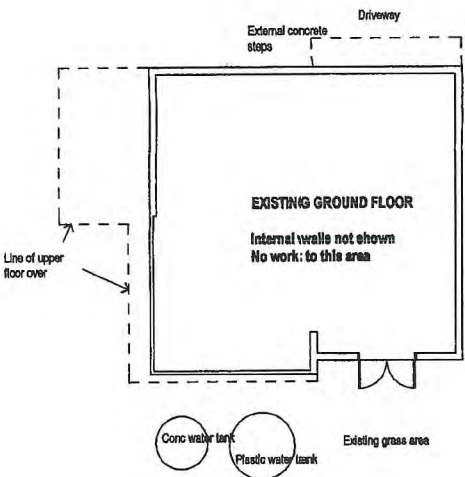
APPROVED  
BY BUILDING  
Mark Fitzpatrick  
Officer

APPROVED  
BY PLANNING  
Arnold Hawkins  
Officer

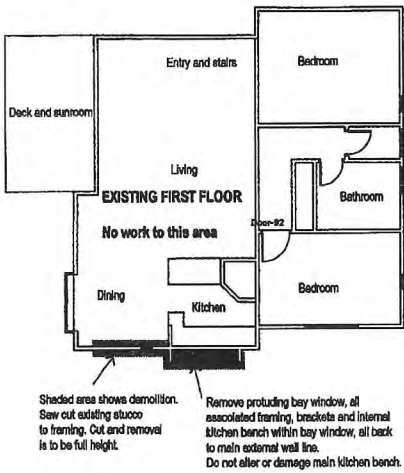


PROPOSED ROOF PLAN  
1:100

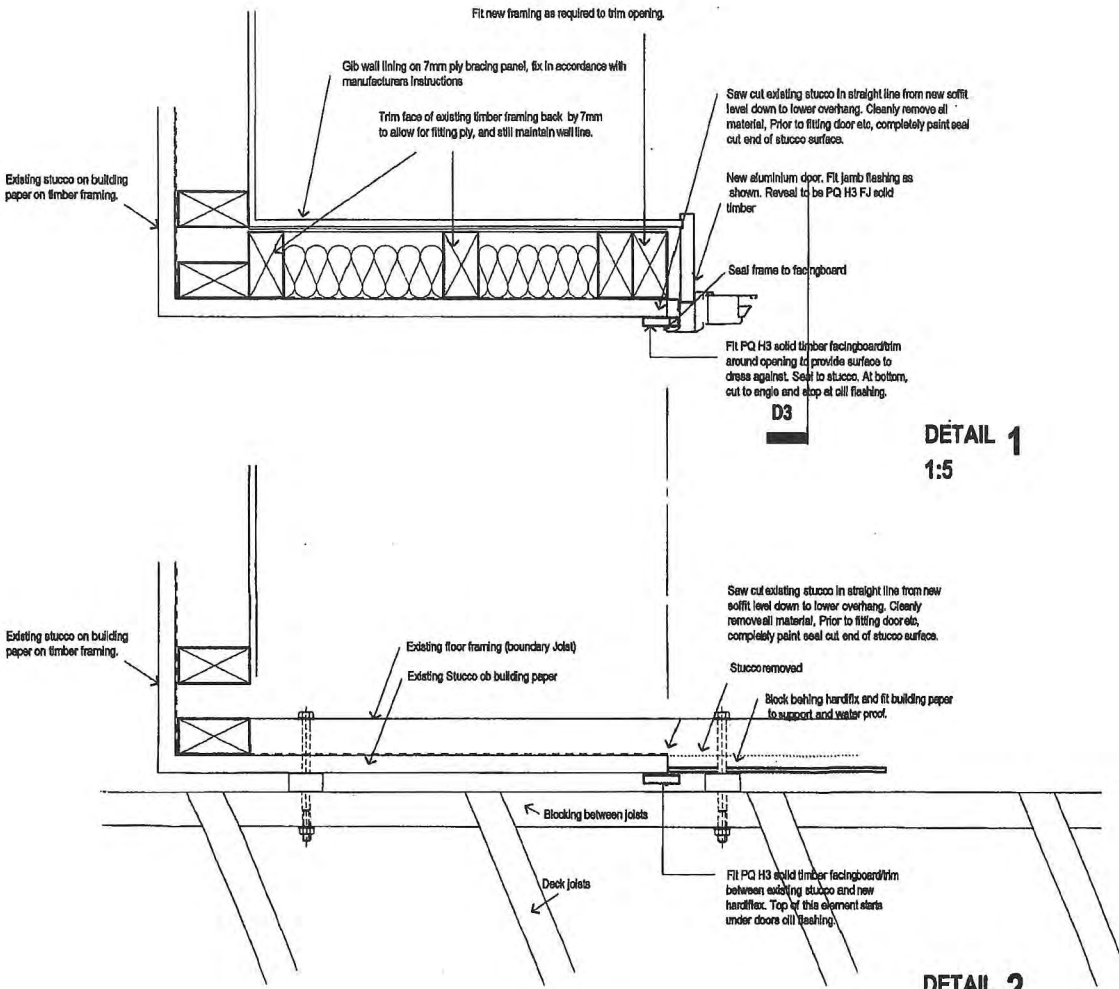
**SEVERE COASTAL ZONE**  
All propriety or bolted  
fixings exposed to air plus  
cladding fixings to be  
stainless steel.



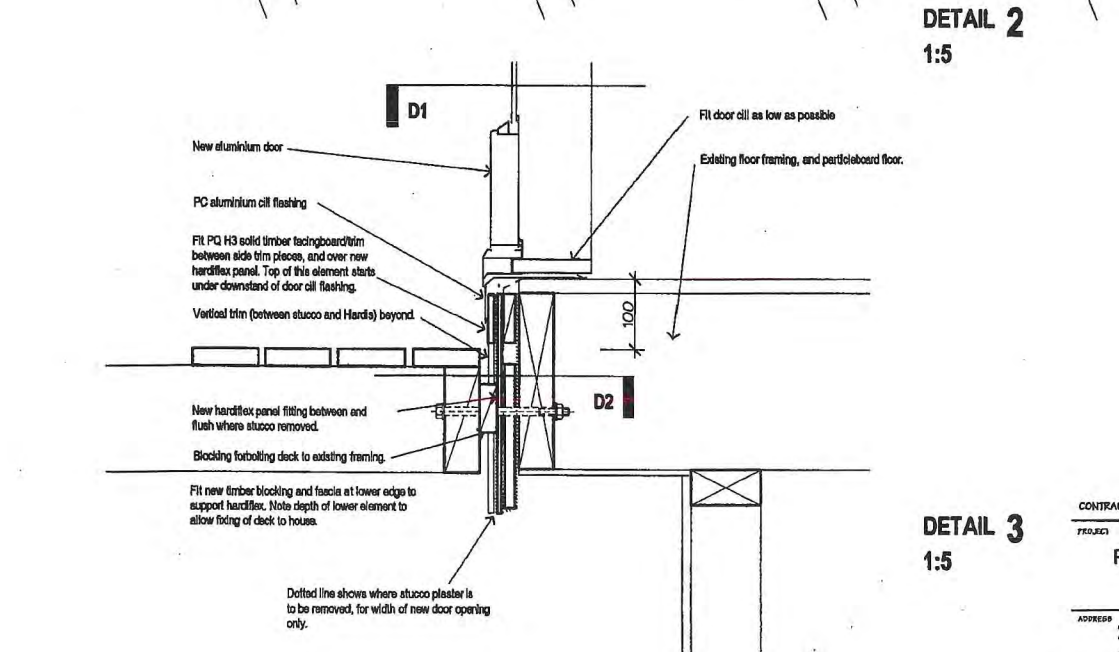
EXISTING/DEMO PLAN  
1:100



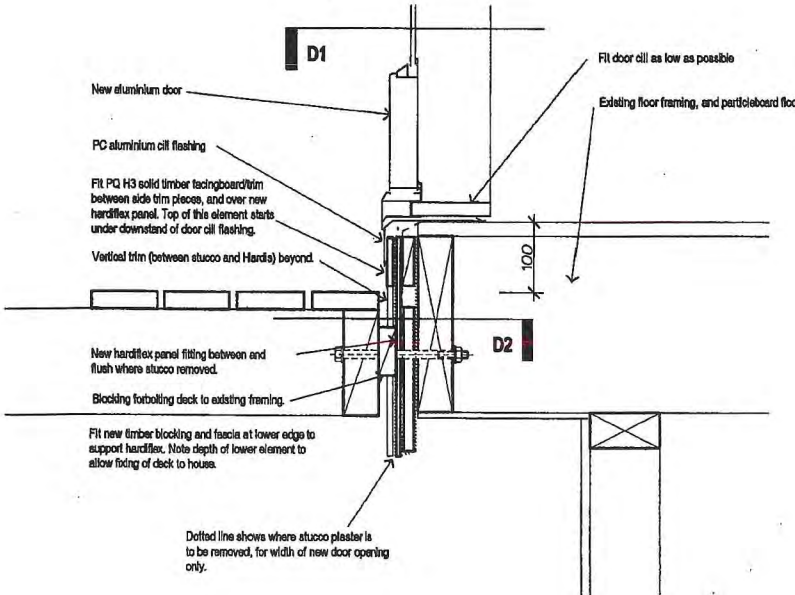
EXISTING/DEMO PLAN  
1:100



DETAIL 1  
1:5



DETAIL 2  
1:5



DETAIL 3  
1:5

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

PROJECT  
Pekapeka Deck and Minor Alterations

ADDRESS  
279 Pekapeka Rd

Pekapeka

CLIENT  
Toby and Gwen Farmer

DESIGN  
Location Plan, Existing/Demo  
Details

DATE  
21 September 03

PROJECT NO.

SCALE  
1:200, 100

5

1

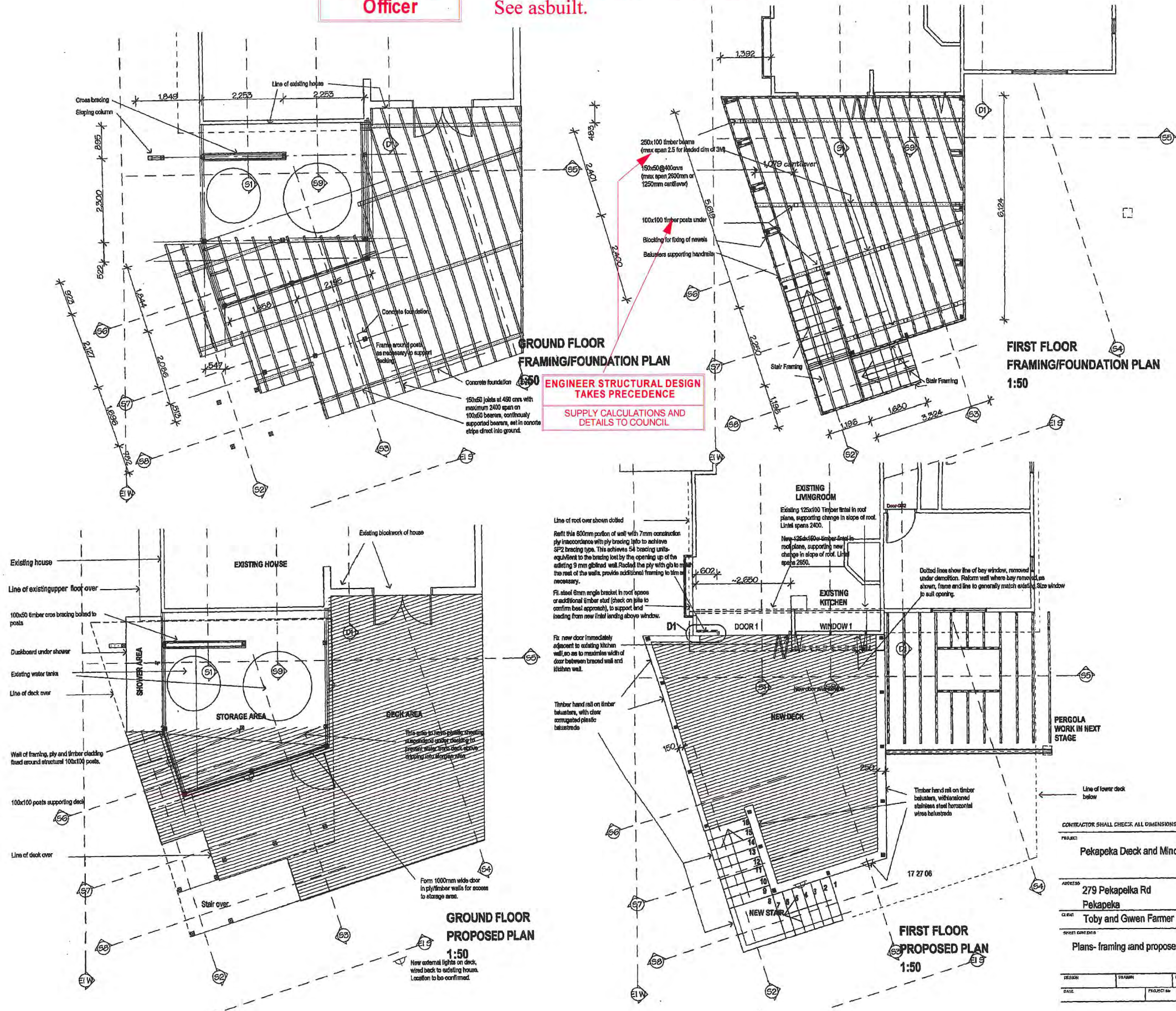


6/11/2003

APPROVED  
BY BUILDING  
Mark Fitzpatrick  
Officer

APPROVED  
BY P & D  
John Hickey  
Officer

Take care with drains under deck.  
See asbuilt.



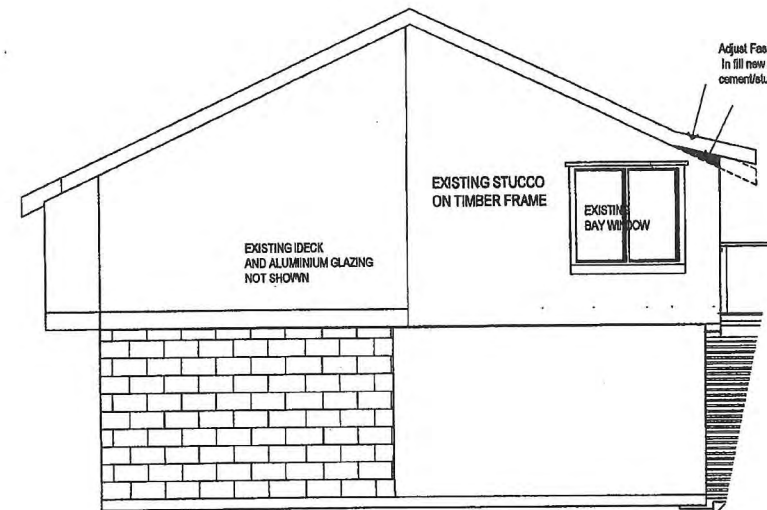


6/11/2003

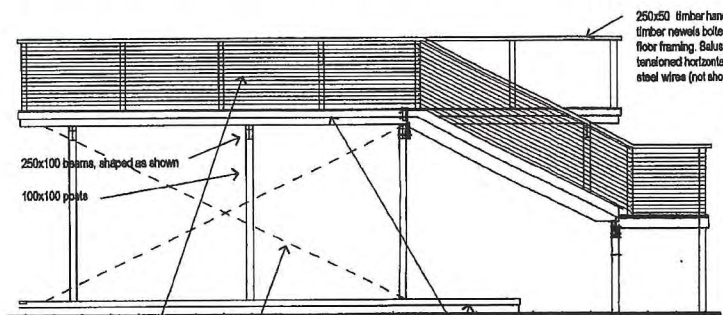
APPROVED  
BY BUILDING  
Mark Fitzpatrick  
Officer

Section F7 of the New Zealand Building Code  
requires the installation of an approved smoke  
alarm system for detection and warning of fire.

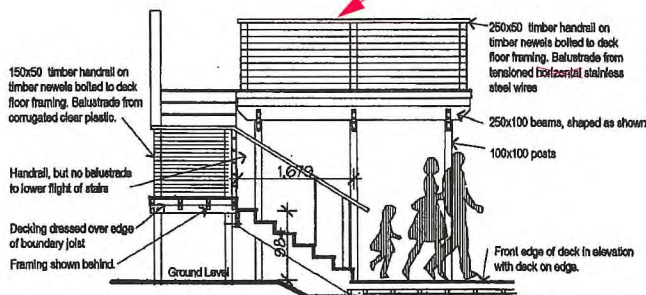
Balustrades / handrails to  
manufacturers specifications  
conform to requirements of B1  
D1 and F4 of NZ Building Code.



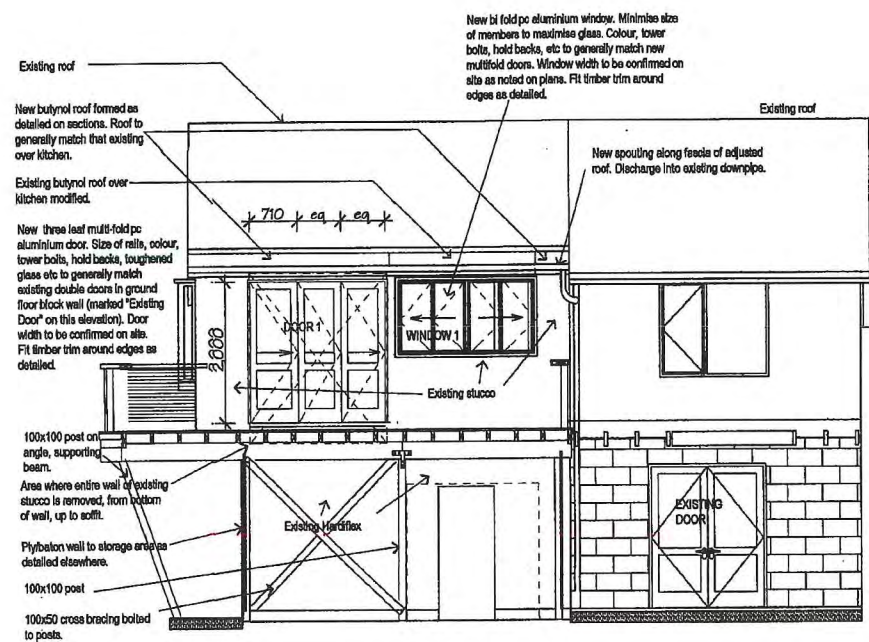
WEST ELEVATION  
HOUSE  
1:50



WEST ELEVATION  
DECK  
1:50



SOUTH ELEVATION  
DECK  
1:50



SECTION 5/ SOUTH ELEVATION  
1:50

Fit head , jamb , sill flashings  
& proprietary sill tray to external  
joinery. Fit airseals to the inside  
edges of the window reveals.

All junctions to claddings & other external moisture  
protection areas, to have capillary gaps/breaks &  
inseals where relevant, stopping wind driven or  
surface tension water.

GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.

FIT SUITABLE FLASHINGS ETC.  
JOINERY

VERY HIGH WIND 1550pa DWP

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

PROJECT

Pekapeka Deck and Minor Alterations

ADDRESS

279 Pekapeka Rd

Pekapeka

CLIENT

Toby and Gwen Farmer

SHEET CONTENTS

Elevations

DESIGN

DATE

21 September 03

CHECKED

PROJECT No.

SCALE

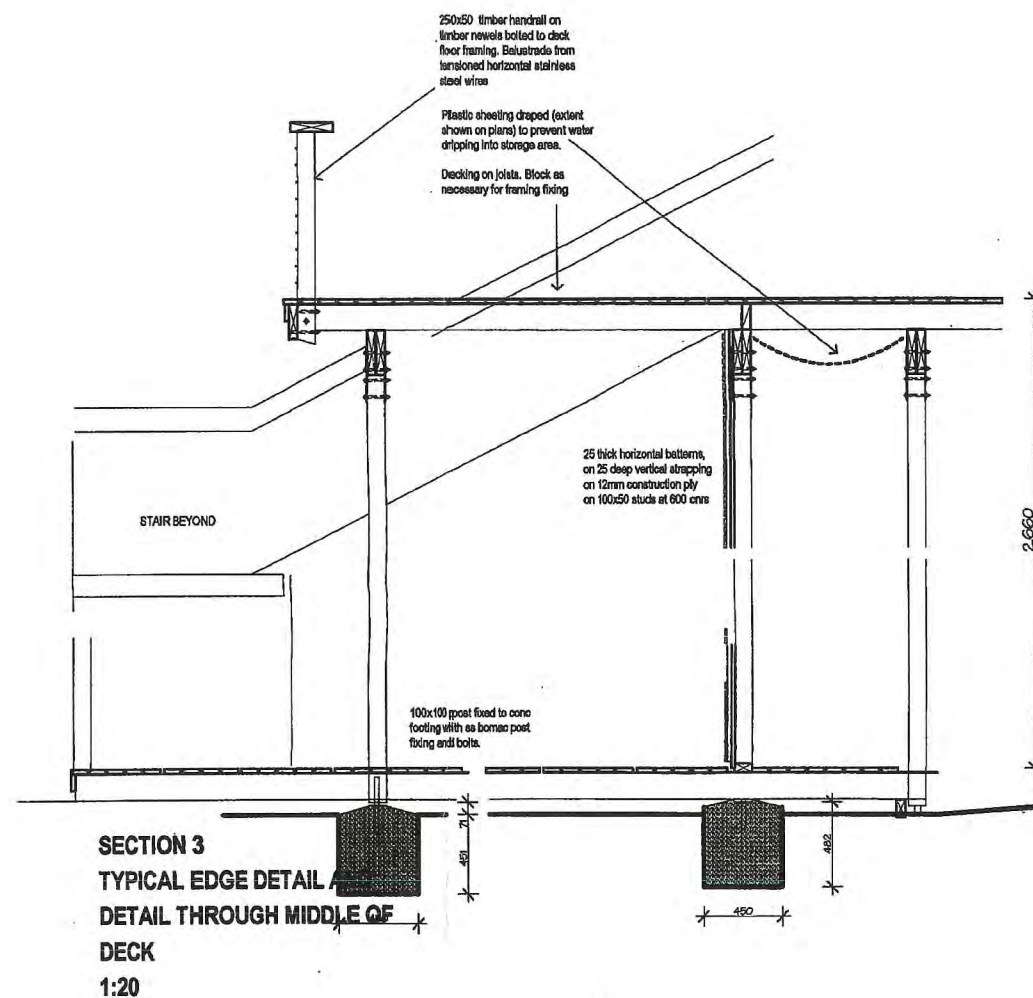
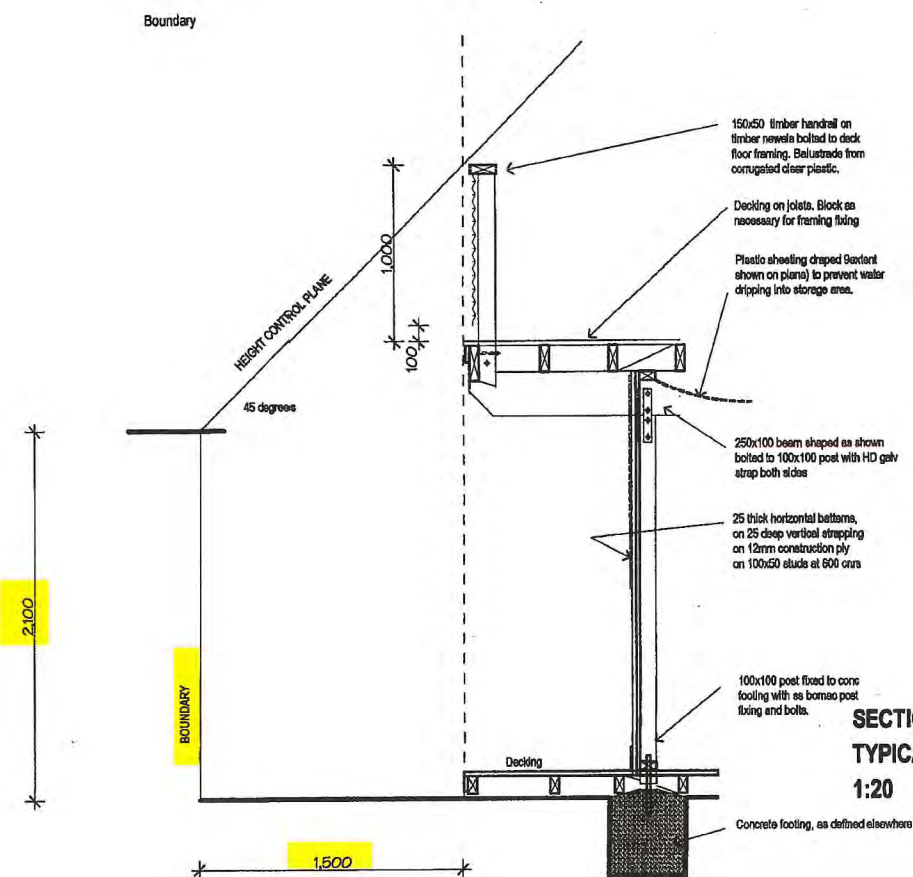
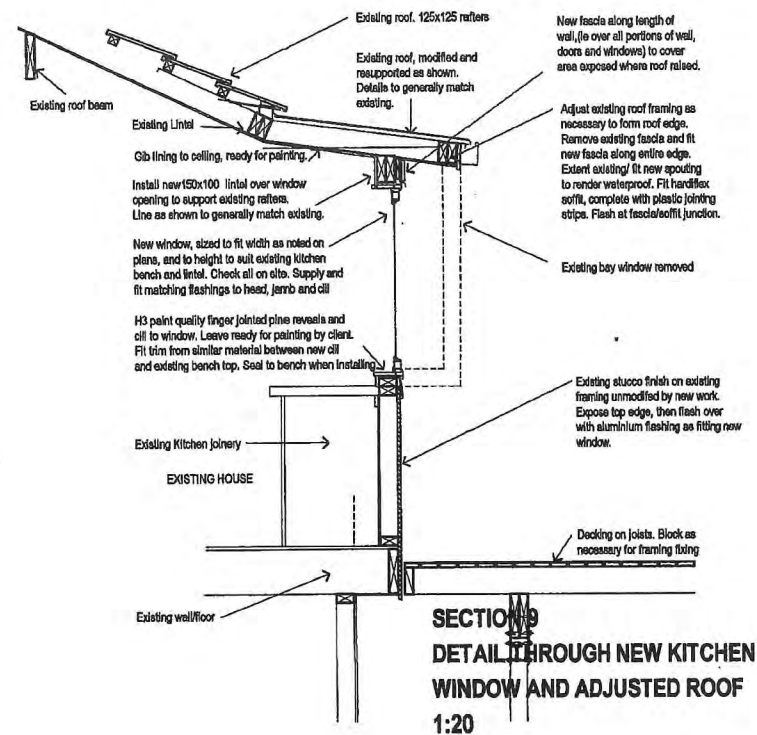
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AT DECIMAL AS  
DRAWING SIZE

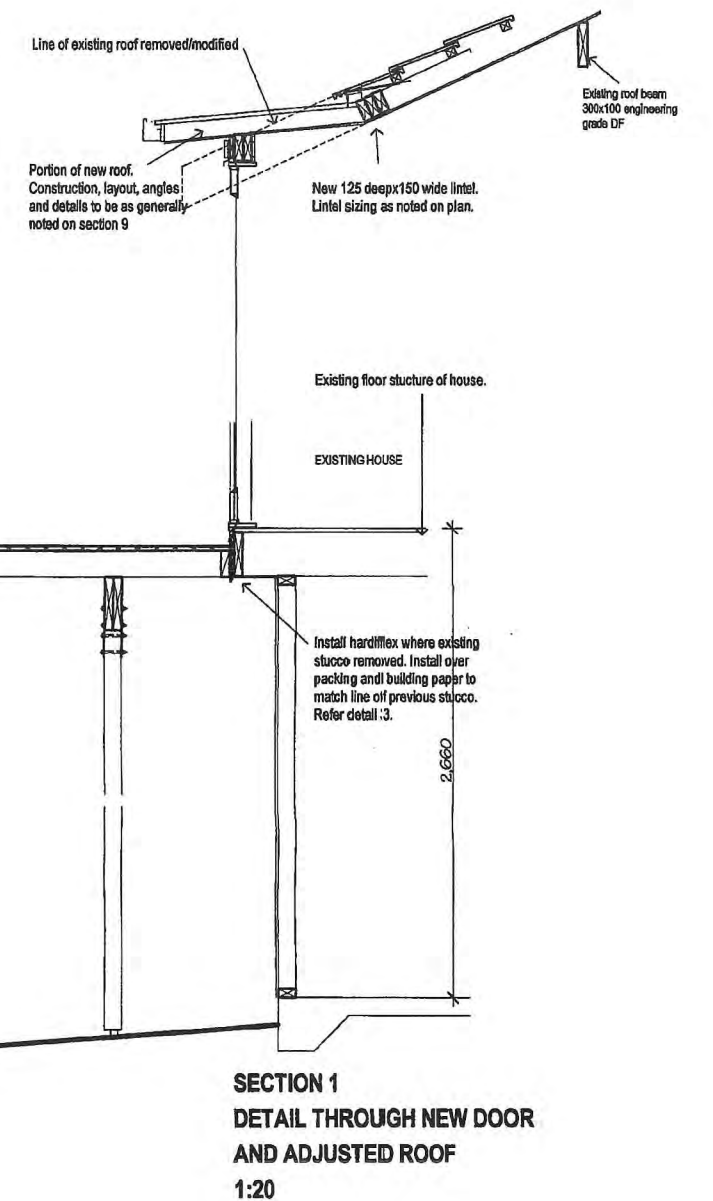
SHEET No.

3



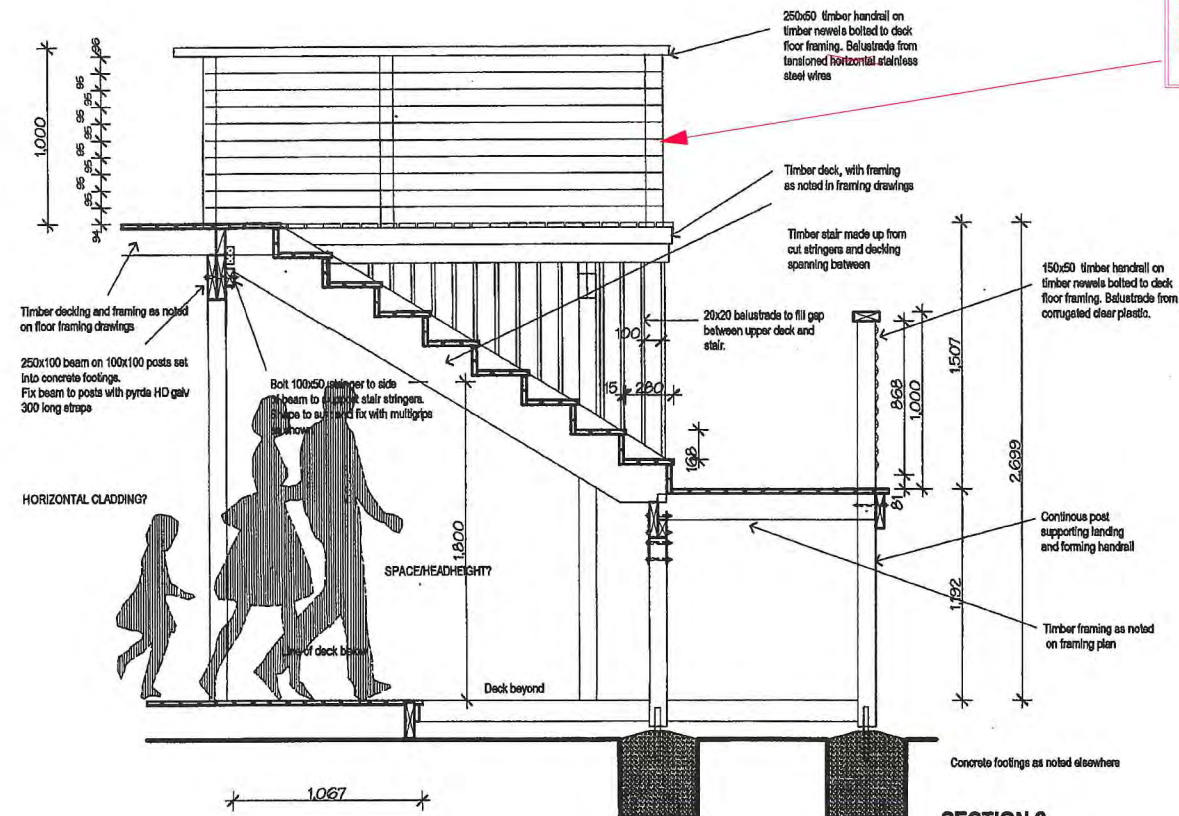


**APPROVED  
BY PLANNING  
Arnold Hawkins  
Officer  
20/10/2003**

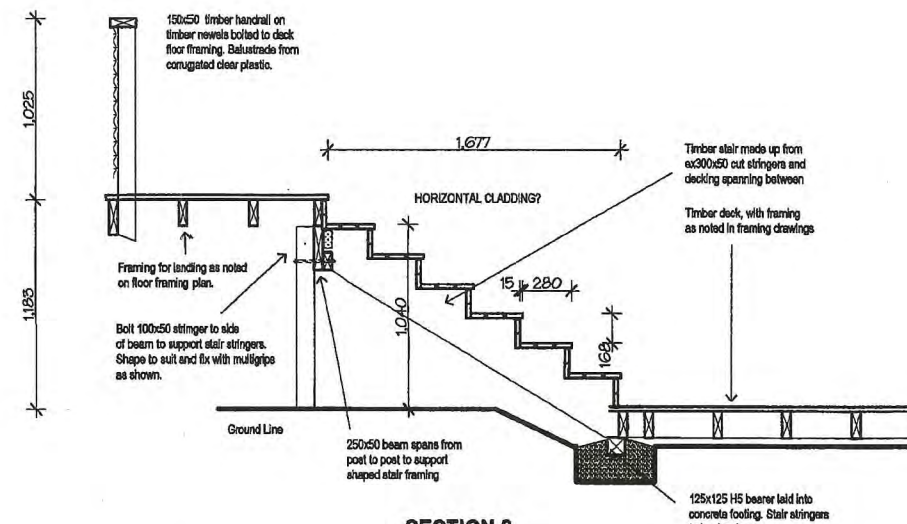


CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION			
PROJECT: Pekapeka Deck and Minor Alterations			
ADDRESS: 279 Pekapeka Rd Pekapeka			
CLIENT: Toby and Gwen Farmer			
SHEET CONTAINS: Typical Sections		SCALES: 1:20 AT ORIGINAL AS DRAWING DATE	
DESIGN: 21 September 03	DRAWN: PROJECT No.	CHECKED:	SHEET No. 4

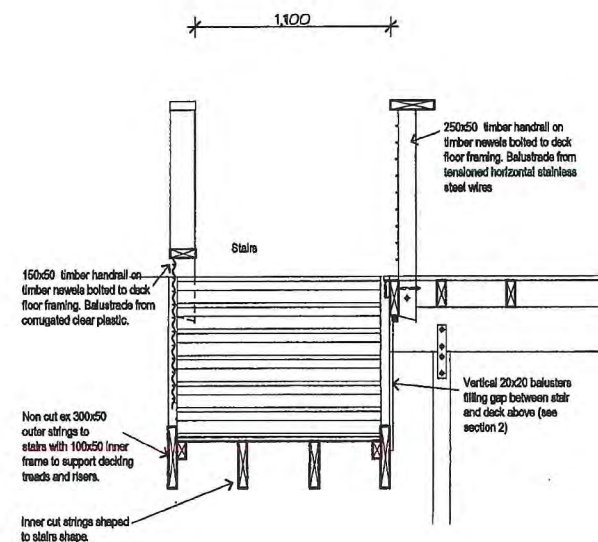
**Balustrades / handrails to manufacturers specifications conform to requirements of B1 D1 and F4 of NZ Building Code.**



**SECTION 2**  
**STAIR DETAILS**  
**1:20**



**SECTION 8**  
**STAIR DETAILS**  
**1:20**



**SECTION 7  
THROUGH STAIR  
1:20**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION

PROJECT

### Pekapeka Deck and Minor Alterations

ADDRESS

279 Pekapeka Rd

**Pekapeka**

CLIENT **Toby and Gwen Farmer**

**SHEET CONTENTS**

### Stair Details

## DESIGN

DEANN
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DATE 21 September 03

00	750-EG1 No
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## SCALES

1:20

AT ORIGINAL AT  
DRAWING SIZE

SHEET No.

5



## PART B : BUILDING DETAILS

(Complete Part B in all cases)

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate):

The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including:

~~Building certificates~~

~~Producer statements~~

~~References to accreditation certificates issued by the Building Industry Authority~~

~~References to determinations issued by the Building Industry Authority~~

~~Proposed procedures, if any, for inspection during construction~~

## PART C : PROJECT DETAILS

(Complete Part C only if you have not applied separately for a project information memorandum)

Location, in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings

New provisions to be made for vehicular access, including parking

Provisions to be made in building over or adjacent to any road or public place

New provisions to be made for disposing of stormwater and wastewater

Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains

New connections to public utilities

Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities and suppression of noise

Any cultural heritage significance of the building or building site, including whether it is on a marae

## PART D : KEY PERSONNEL

(Complete Part D as far as possible in all cases. Give names, addresses and telephone numbers. Give relevant registration numbers if known)

Designer(s): Tim Burns, 18 Newcombe Cres Karori, WATN, 04 416 2292.

Building Certifier(s):

Builder/s: TBA

Registered Drainlayer:

REG NO:

Craftsman Plumber:

REG NO:

Other:

## PART E : COMPLIANCE SCHEDULE DETAILS

### E1: Systems Necessitating a Compliance Schedule

(Complete Part e1 for all new buildings and alterations, except single residential dwellings)

The building will contain the following (Cross each applicable box and attach proposed inspection, maintenance, and reporting procedures):

~~Automatic sprinkler~~ systems or other systems of automatic fire protection

~~Automatic doors~~ which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire

~~Emergency warning~~ systems for fire or other dangers

~~Emergency lighting~~ systems

~~Escape route pressurisation~~ systems

~~Riser mains~~ for fire service use.

~~Any automatic back-flow preventer~~ connected to a potable water supply

~~Lifts, escalators or travelators~~ or other similar systems

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Received with thanks by 46/01  
KAPITI COAST DISTRICT COUNCIL

17-11-03 8:47 Receipt no. 33008

\*COPY\* \*COPY\* \*COPY\*

DR BC031454

FARMER TOBY & GWEN

Toby & Gwen Farmer::30 Austin Stre 471.00-

GML FARMER

& Gwen Farmer

47

Received with thanks by 48/01  
KAPITI COAST DISTRICT COUNCIL

h disabili 1-10-03 11:58 Receipt no. 29751  
75

\*COPY\* \*COPY\* \*COPY\*

DR BC031454

FARMER TOBY & GWEN

TOBY & GWEN FARMER::30 AUSTIN STREET:MT 150.00-

WELLINGTON

& COLLINS

150.00

Name:

Position:

Designer.

Date 24/9/03.

## FOR OFFICE USE ONLY

FEES		APPLICATION DEPOSIT \$.....	
Building	\$..... <u>565.50</u>		<u>150.00</u>
Sewer Connection	\$.....	RECEIPT NO	DATE.....
Water Connection	\$.....	<u>29751</u>	<u>1-10-03</u>
Vehicle Crossing	\$..... <u>N/A.</u>	INVOICE NO	DATE.....
Damage Deposit	\$.....	<u>86961</u>	<u>8/11/03</u>
Structural Checking	\$.....	RECEIPT NO	DATE.....
Building Research Levy	\$..... <u>20.00</u>	<u>33008</u>	<u>17-11-03</u>
Development Levy	\$.....	FEES PAID BY:	
BIA Levy	\$..... <u>13.00</u>	<u>G.M.L Farmer.</u>	
Compliance Schedule	\$.....		
Digital Storage Fee	\$..... <u>22.50</u>	BUILDING CONSENT	DATE ISSUED
Certificate of Title Charge	\$.....	NUMBER	
Photocopying	\$.....	<u>031454</u>	<u>17-11-03</u>
SUBTOTAL	\$..... <u>621.00</u>	AUTHORISATION FOR REFUND OF DEPOSITS	
Less Deposit Paid	\$..... <u>150.00</u>	Deposit held =	\$.....
TOTAL	\$..... <u>471.00</u>	Cost to Repair Damage Caused During	
GST INCLUDED	\$.....	Construction =	\$.....
		Total Balance to be Refunded	
		Authority Number:	
		Authorised:	DATE:



## FOR COUNCIL USE:

DEPARTMENT	TICK FOR REFERRAL	COMMENTS	APPROVING OFFICER/ DATE
Resource Consents	✓	NO R/C Issues	<i>[Signature]</i> 20.10.03
Plumbing and Drainage	✓	N/A	<i>[Signature]</i> 23/10/03
Building	✓	<i>[Signature]</i> 5/11/03	
Fire Design			
Compliance Schedule			
Structural			
Hazardous Substances			
Environmental Health			
Site- Foopath & Entrance Conditions		Ground	
LEVEL BUILDING SITE VEHICLE CROSSING EXISTING & IN GOOD CONDITION UNDAMAGE		SOFT SAND ON TOP FIRM AT APPROX 200 TO 300mm APPEARS SATISFACTORY	<i>[Signature]</i> 16/10/03

## NOTES:

STUCCO SPANISH STYLE HOME  
FLASHINGS ETC SHOWING SIGNS  
OF RUST



# APPLICATION FOR BUILDING CONSENT

Section 33, Building Act 1991

Form 3

To: Kapiti Coast District Council  
[Cross each applicable box and attach relevant documents in duplicate]

CONSENT NO

031454

## ANTICIPATED COMMENCEMENT

DATE 15 October 2003

## PART A : GENERAL

(Complete Part A and B in all cases - Refer over for Parts C-E, sign and date)

APPLICANT (OWNER*)	PROJECT
Name: <u>Toby + Gwen Farmer</u>	New or relocated Building <input type="checkbox"/>
Mailing address: <u>30 Austin Street,</u>	Alterations or additions <input checked="" type="checkbox"/>
<u>Mt Victoria, Wellington</u>	Accessory Building or Fire <input type="checkbox"/>
Contact [Print Name and position]: <u>Tim Burus</u>	Building Demolition or Removal <input type="checkbox"/>
Phone: <u>04 916-2203</u> Fax <u>04 384 5177</u>	Being stage <u>1</u> of an intended <u>1</u> stages.
*Under section 33 of the Building Act 1991, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.	Estimated value (inclusive of GST): \$ <u>20,000</u>
	Intended use, eg Dwelling, Carport, Garage, etc <u>Deck Addition + Minor Alts.</u>
	Intended life: (of building) Indefinite but not less than 50 years <input checked="" type="checkbox"/>
	Specified as _____ years
FOR COUNCIL USE	PROJECT LOCATION
Received: <u>1 / 10 / 03</u>	Street address (if any) <u>279 Pekapeka Rd</u>
Application fee: \$ <u>150.00</u>	<u>Pekapeka</u>
Receipt No: <u>29751</u>	Legal description (as shown on certificate of title or rates notice, if any): Lot <u>13</u>
Paid By: <u>Pynenburg + Collins</u>	DP <u>57204</u>
	Valuation No. <u>148 900 7900</u>
NOTE: BALANCE OF FEES ARE PAYABLE ON CONSENT APPROVAL	

This Application is for:

☐ Building Consent only, in accordance with project information

☒ Both building consent and a project information memorandum

## PLEASE NOTE

The information provided in support of this application is public and as such is freely available on request. However under Section 27(3) of the Building Act 1991 you may for security and/or copyright reasons request the plans and specifications pertaining to this application be marked as confidential by completing the following section

CONFIDENTIALITY  
Plans and Specifications

- ☐ I/We require that my/our:
- ☐ plans
- ☐ specifications be treated as confidential in order to protect:
- ☐ the security of the building
- ☐ copyright

Signed: \_\_\_\_\_

## SIZE OF BUILDING

Floor area m <sup>2</sup>	154
No of stories	2
No of Units	1



# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No: 021543

The Building			
Street address of building:	279 Peka Peka Road, Peka Peka	Building name:	N/A
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:	Internal
Level/unit number:	Two Storey	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 13 DP 57204	Year first constructed:	1988
The Owner			
Name of owner:	T & G Farmer	Street address /registered office:	N/A
Contact person:	Toby Farmer	Phone numbers:	
Mailing address:	9/10 Arawa Road Hataitai Wellington 6021	Landline:	-
Email address:	tgfarmer@outlook.com	Mobile:	021 136 2867
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kāpiti Coast District Council:			
As above			
Building Work			
Building Consent No:	021543	Issued by:	Kāpiti Coast District Council
Project Description:	Internal Alts To Dwelling		

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent

Michelle Salmon –  
Building Inspections Team Leader  
On behalf of Kāpiti Coast District Council

Date: 07 March 2018



## Building Consent

### Section 35, Building Act 1991

#### Application

T & G FARMER	No.	021543
30 AUSTIN STREET	Issue date	10/12/02
MOUNT VICTORIA	Application date	19/11/02
WELLINGTON	Overseer	Barrie McLennan

#### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages INTERNAL ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$3,999
Location	279 PEKA PEKA ROAD, PEKA PEKA
Legal Description	LOT 13 DP 57204
Valuation No.	1489007900

#### Charges

The Council's charges paid on uplifting this Building Consent, in accordance with the attached details are:

	\$	375.00
Building Research Levy	\$	0.00
Building Industry Authority Levy	\$	0.00
Total	\$	375.00

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It is not a consent under the Resource Management Act and does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

Signed for and on behalf of the Council:

Name:



Date:

10.12.02

**Farmer House- Minor Alterations  
279 Pekapeka Road,  
Pekapeka**

**for**

**Toby and Gwen Farmer**

**Preliminary and General**

**APPROVED  
BY P & D**

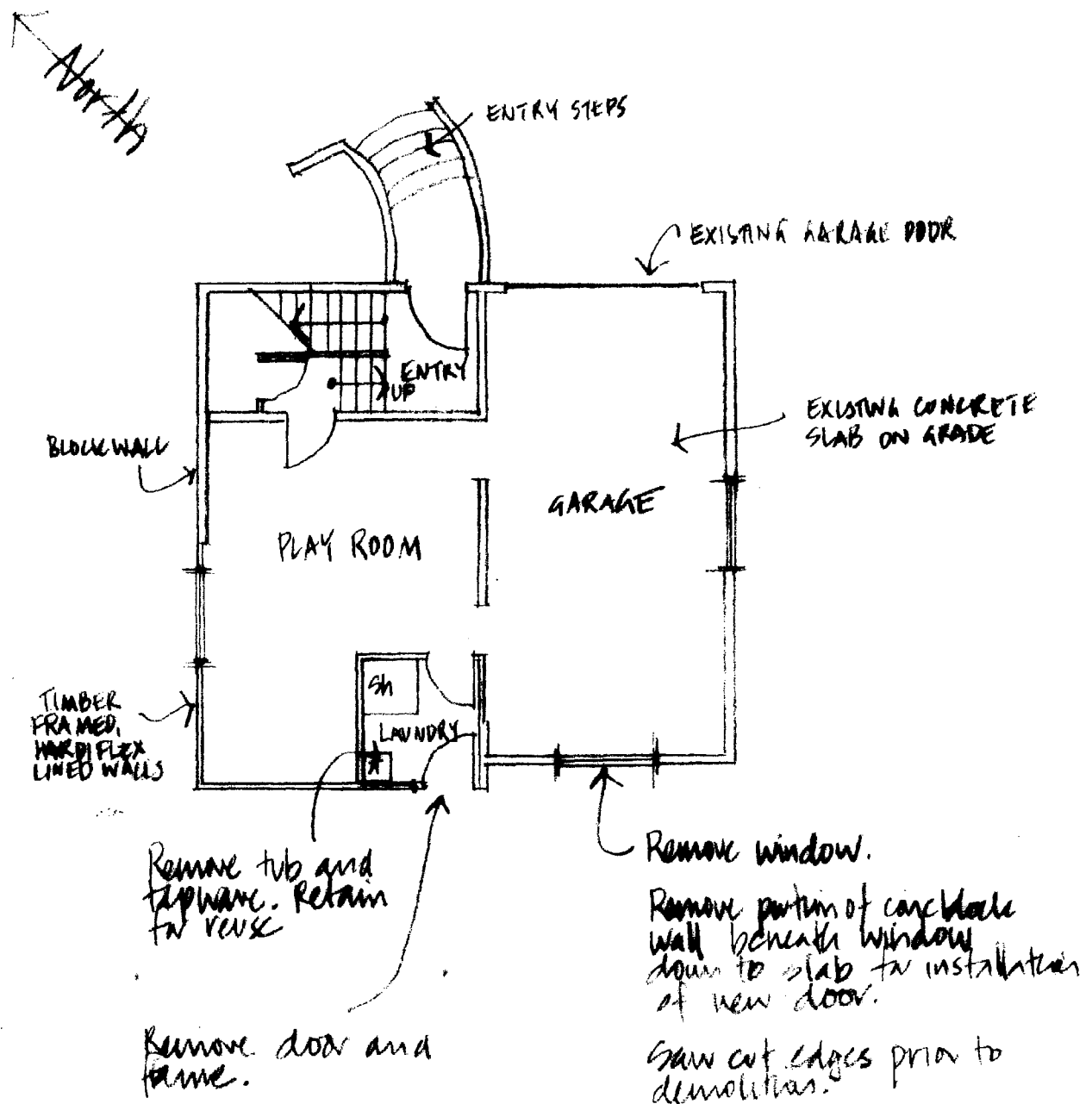
**JOHN HICKEY  
Officer**

**All references to standards  
and codes etc shall be taken  
as reference to latest version  
including amendments.**

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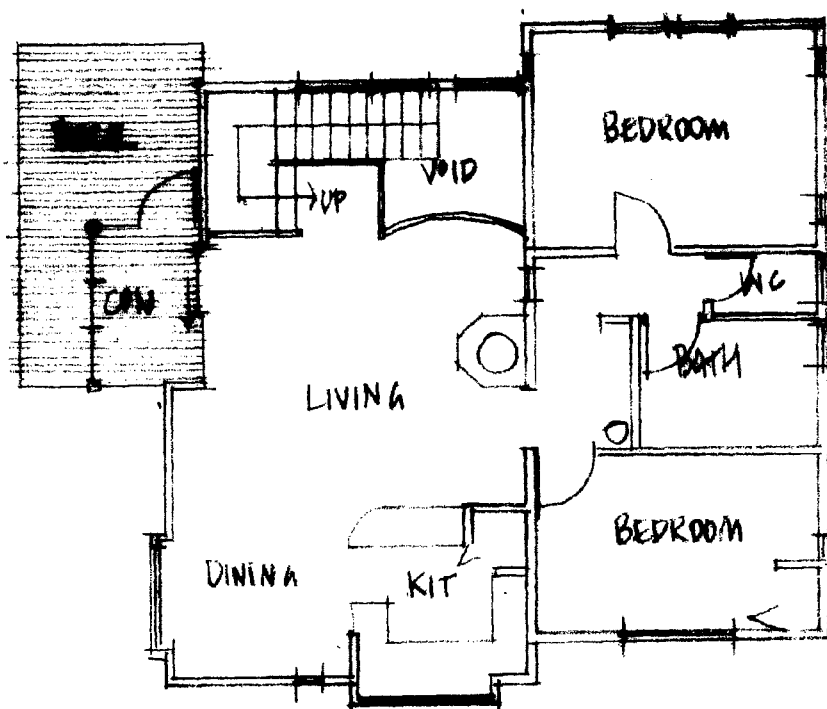
**APPROVED  
BY BUILDING**

**PETER WILKINSON  
Officer**



GROUND FLOOR 1:100  
EXISTING + DEMO





FIRST FLOOR 1:100  
EXISTING - THIS FLOOR UNALTERED

All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative to achieve ventilation requirements.

**APPROVED  
BY BUILDING**

PETER WALKINSON  
Officer

25/11/2002

STORE

EXISTING TVB RELOCATED.  
EXTEND EXISTING H+CWATER  
SUPPLY TO THIS POINT. PROVIDE  
NEW 840 Ø WASTE TO EXT AT.

NIM TVB

EXISTING WALLS UNALTERED

PLAY ROOM 1

NEW GIBBONED/PYLINED, TIMBER  
FRAMED (LOOKED @ 600 CMRS)  
FILL NOT NON LOAD BEARING WALL.  
PLASTER AND PAINT A/B.

PLAY ROOM 2

NEW  
WASTE  
40 Ø

EXT  
AT

TO SEPTIC  
TANK

NEW FRENCH DOORS INSTALLED  
IN EXISTING ENLARGED (DOWNWARDS)  
WINDOW OPENING IN BLOCK WALL  
PROVIDE ALUMINIUM HEAD, JAMB +  
CILL FLASHINGS (P.C.)

EXISTING OPENING  
WINDOW WITH  
OBSCURE GLASS

EXISTING  
SHOWER

EXT  
AT

TO SEPTIC  
TANK

DOOR 1.

IN FILL WHERE DOOR REMOVED  
WITH NEW CONSTRUCTION TO  
GENERALLY MATCH EXISTING  
(7.5 HARDIPLUX ON P.P. ON 100x50  
STUDS @ 600 CMRS). FINISH  
INTERIALLY WITH AQUA LINE  
A/B, PLASTERED AND PAINTED  
TO MATCH EXISTING.

**APPROVED  
BY P & D**

JOHN HICKEY  
Officer

PROPOSED GND FLOOR 1:50

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED  
ON THE HOT WATER SERVICE.

**Farmer House- Minor Alterations**

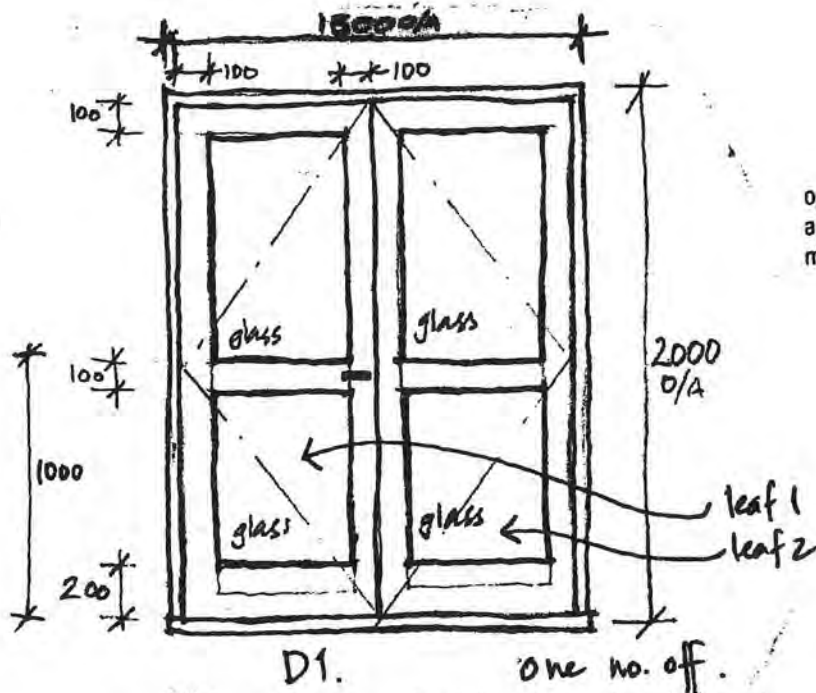
279 Pekapeka Road, Pekapeka - 15 November 2002

4

**GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.**

**FIT SUITABLE FLASHINGS ETC.  
JOINERY**

HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP



Dimension sizes are rough  
openings. Fabrication dimensions  
are to be confirmed with site  
measure

**Doors to be complete with:-**

- Exterior quality lever handles.
- Key lock to lever handle
- Propriety in stile tower bolts top and bottom to both leaves- colour black ok
- Stainless steel parliament hinges to allow both leaves to open 180 degrees flat against adjacent wall
- Cabin hooks for hold open
- Solid timber (pine) reveals

**Note**

- Leaf 1 to open first
- All glass grade A safety toughened single glazed- Clear
- Door to open out to exterior
- Frame and reveals suitable for 200 series concrete block, to take architraves
- Finish to be Powder Coated- Colour 28857225 Silver Star from Orica Coatings

**APPROVED  
BY BUILDING**

PETER WILKINSON  
**Officer**

25/11/2002

**Farmer House- Minor Alterations**  
**279 Pekapeka Road, Pekapeka - 15 November 2002**

5

**Farmer House- Minor Alterations  
279 Pekapeka Road,  
Pekapeka**

**for**

**Toby and Gwen Farmer**

**Preliminary and General**



## **A01        PRELIMINARIES AND GENERAL**

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### **A01:11        GENERAL**

#### **1101        DESCRIPTION OF THE CONTRACT WORKS**

1105\*        THE CONTRACT WORKS comprise demolition of portion of wall and installation of new door, infilling existing exterior door and installation of new WC and whb, construction of internal partition and relocation of laundry tub.

1107        CLIENT SUPPLIED ITEMS. Items are listed in the drawings.

#### **1111\*        PROJECT DIRECTORY:**

OWNER:            Toby and Gwen Farmer

Address:           30 Austin Street, Mt Victoria, Wellington.

Telephone:        385-9221

ARCHITECT:        Tim Burns

Address:           18 Newcombe Crescent Karori, Wellington.

Telephone:        476-2292

Person:            Timothy Burns

TERRITORIAL AUTHORITY: Kapiti Coast District Council

1115        THE SITE of the works is shown on the drawings and will be pointed out to tenderers on request. Tenderers are required to visit the site and check all existing conditions, as no extras will be paid for work, not detailed or specified and which should have been apparent from proper inspection.

1121        SITE LIMITATIONS: Confine access and work to the area of the property. Discuss access times with Principal.

### **A01:12        DOCUMENTATION**

1255        NZ BUILDING CODE: Throughout this specification references are made to NZ Building Code clauses and approved document paragraphs for the criteria and/or methods that must be used to establish compliance with the code.

1261        STANDARDS: Throughout this specification, references are made to standards produced by Standards New Zealand and other associations as well as to various Acts and regulations. The latest edition at the date of tender - including provisional standards - applies unless stated otherwise. It is the responsibility of the contractor and subcontractors to be familiar with the materials and expert in the techniques quoted in those publications. All work to be in accordance with relevant standards.

### **A01:13        OBLIGATIONS**



- 1301 COMPLY with the NZ Building Code and all statutory obligations and regulations of territorial authorities and regulatory bodies with regard to the execution of the contract.
- 1305 BUILDING CONSENT: Keep the building consent form and documents on site and liaise with the territorial authority for all notices to be given and all inspections required during construction to ensure compliance. Return consent form and documents to the architect on completion.
- 1311 GIVE ALL OTHER NOTICES to and obtain from all authorities and network utility operators all other permits, authorisations and approvals which relate to the carrying out of the contract works. Pay all fees and levies in respect to these, including re-inspections.
- 1315 ALL WORK to be to best trade practice, carried out by qualified tradespeople.
- 1321 CODE COMPLIANCE ADVICE: On behalf of and in the name of the owner advise the territorial authority, on the prescribed form in the building regulations, that all of the building work under the building consent is believed to have been completed to the extent required by the building consent and include any building certificates issued by building certifiers and any energy work certificates.
- 1325 HEALTH AND SAFETY: (rule 19) Refer to the requirements of the Health and Safety in Employment Act. Identify hazards and if their elimination or isolation is not possible then minimise hazards in the work on site by using proper equipment and techniques. Supply protective clothing and equipment. Inform employees and others on site of the hazards and put in place procedures for dealing with emergencies.
- Fence off, light or otherwise separate any source of danger to people on the site, particularly outside of work hours.
- 1331 SMOKING: Do not smoke on site except in a designated location in accordance with the Smoke Free Environments Act 1990. This location is to be determined by the contractor with the approval of the architect.
- 1335 NUISANCE: Take all reasonable precautions to prevent damage and nuisance from water, fire, smoke, vehicles, dust, rubbish, noise and all other causes resulting from the contract works. Comply with the requirements of the territorial authority and relevant Acts and standards.

**A01:14 MANAGEMENT**

- 1411 ATTEND upon any separate contractors as required, including use of standing scaffolding, connection points for water, power and lighting, provision of fixings required for their work and the clearing away of rubbish.

**A01:15 TEMPORARY WORKS/SERVICES**

- 1515 PROTECT all parts of the work liable to damage, all adjoining property and all existing site features to be retained, until completion of the contract. Take all precautions necessary to protect the works from damage by unauthorised entry or inclement weather. Make good any damage to the new or existing work caused by the contractor or the contractor's agents.

**A01:16 MATERIALS/WORKMANSHIP GENERALLY**

1601 MATERIALS are to be new unless otherwise stated, the best quality of their respective kinds, and complying with relevant BIA approved documents, NZ Standards and regulations.

1605 WORKMANSHIP: Conform to good trade practice and the relevant codes of practice in current use in New Zealand. All work to be level, plumb, and true to line and face. Employ only experienced workers familiar with the materials and techniques specified.

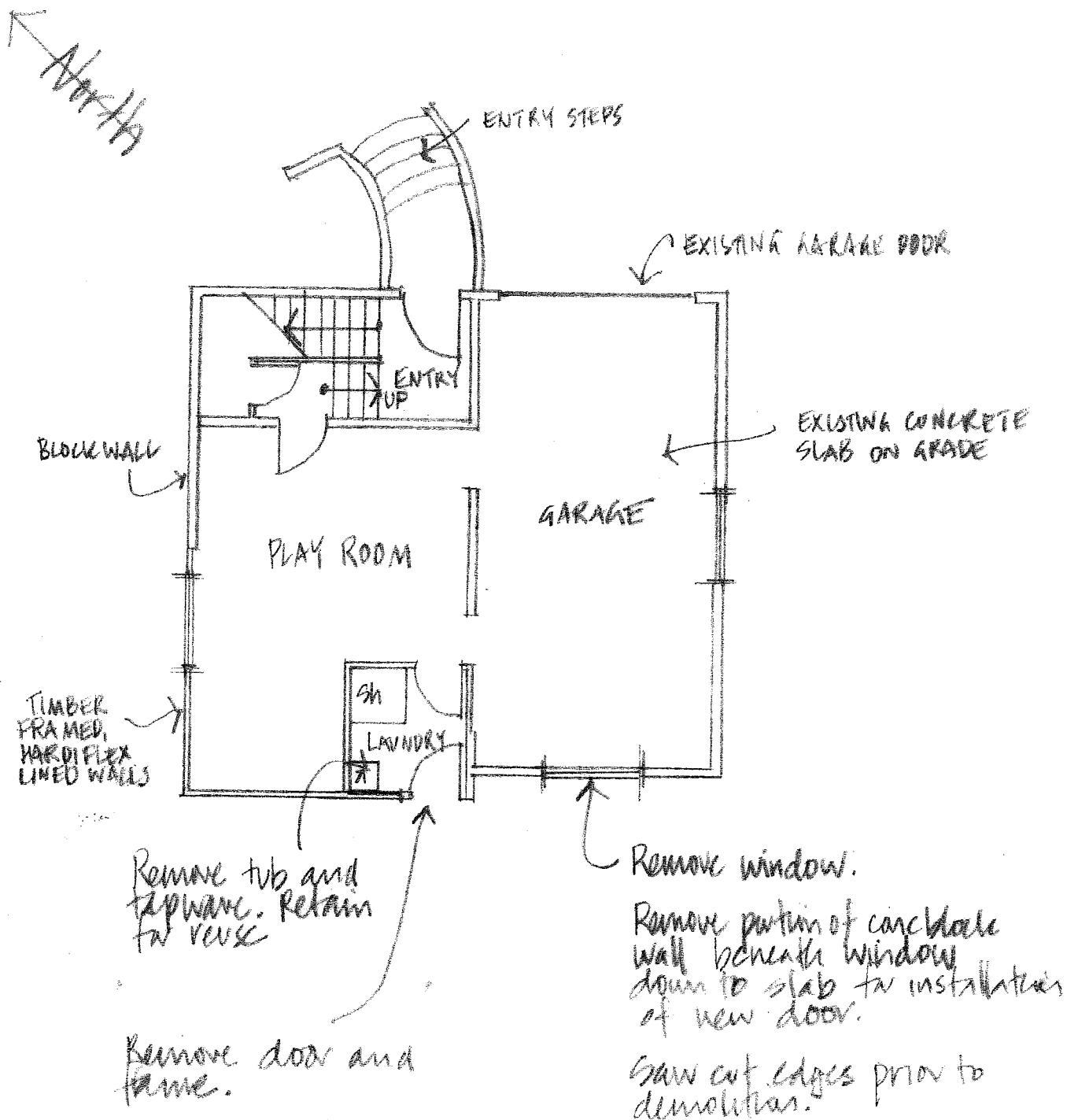
**A01:17 INSURANCE**

1705 The Principal will establish insurance covering the works as an extension of the existing policies covering the building. The Contractor is to provide Public Liability and Motor Vehicle Liability insurance to a level agreed with the Principal.

**A01:18 COMPLETION**

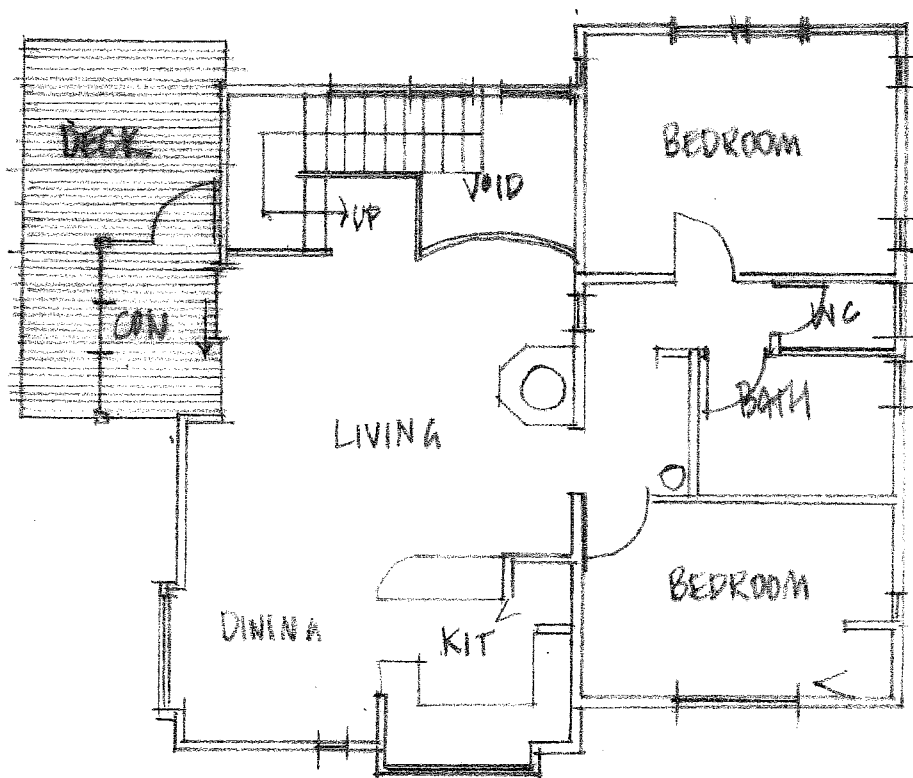
1705 CLEAR AWAY all trade debris from the site and leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings. Clean all glass inside and out.

**END**

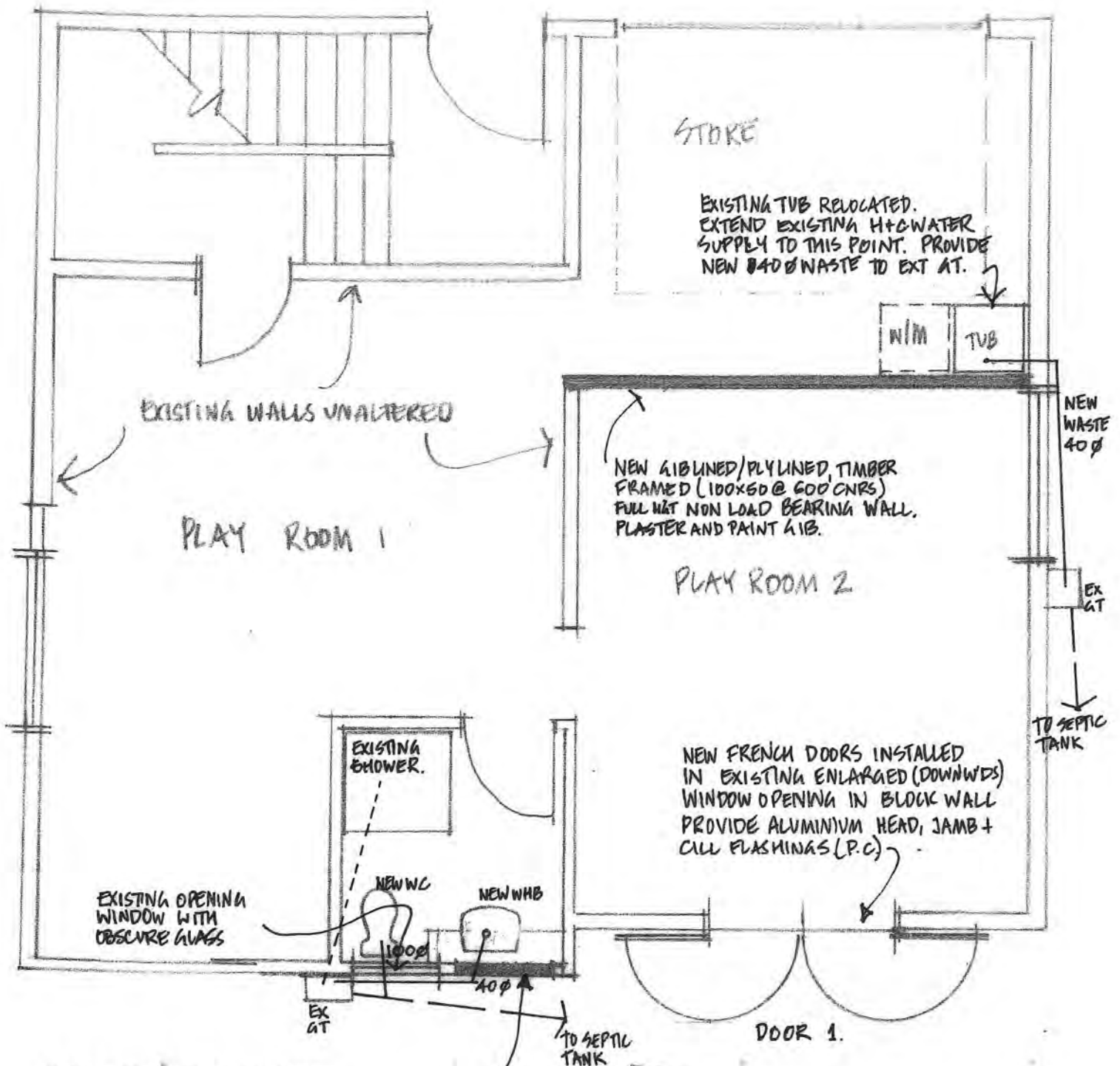


GROUND FLOOR 1:100  
EXISTING + DEMO





FIRST FLOOR 1:100  
EXISTING - THIS FLOOR UNALTERED



IN FILL WHERE DOOR REMOVED WITH NEW CONSTRUCTION TO GENERALLY MATCH EXISTING (7.5 HARDI PLEX ON B.P. ON 100x50 STUDS @ 600 CNRS). FINISH INTERNALLY WITH AQUA LINE GIB, PLASTERED AND PAINTED TO MATCH EXISTING.

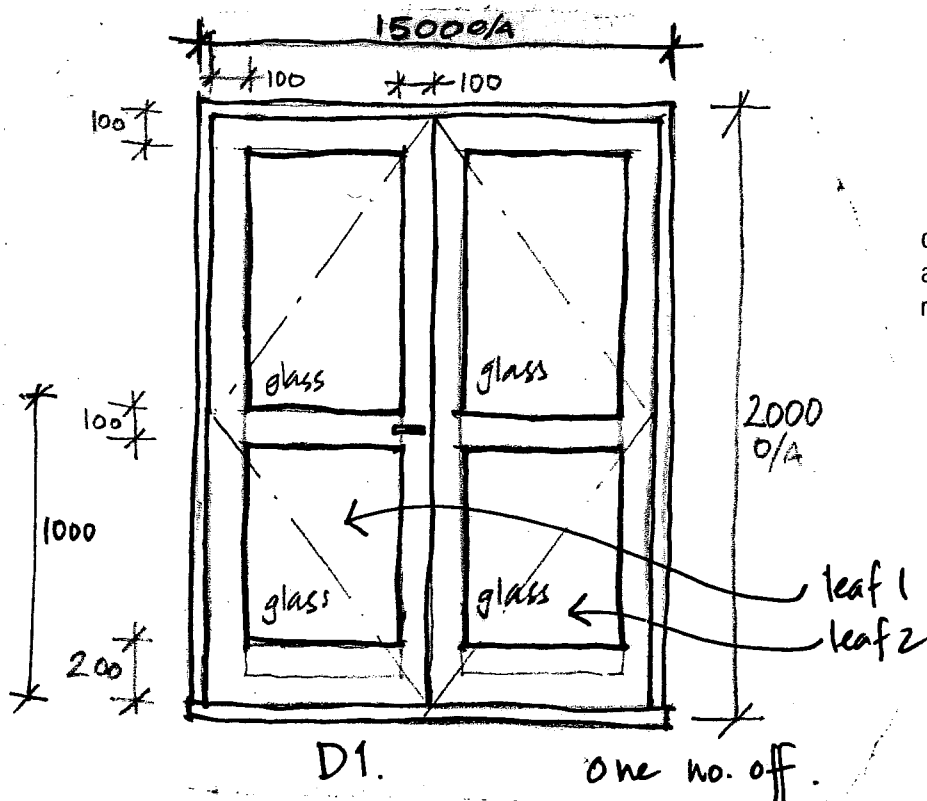
KAPITI COAST DISTRICT COUNCIL  
PLANS APPROVED PLUMBING  
AND DRAINAGE  
CONSENT MAY BE ISSUED  
DATE: 25/11/02 OFFICER: [Signature]

PROPOSED GND FLOOR 1:50

Temp valve

## Farmer House- Minor Alterations

279 Pekapeka Road, Pekapeka - 15 November 2002



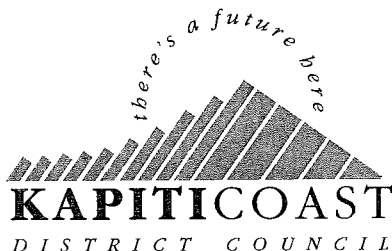
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**Note**

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## Project Information Memorandum

### Section 31, Building Act 1991

#### Application

T & G FARMER	No.	021543
30 AUSTIN STREET	Issue date	3/12/02
MOUNT VICTORIA	Application date	19/11/02
WELLINGTON	Overseer	Barrie McLennan

#### Project

Description	Alterations, Repairs or Extensions Being Stage 1 of an intended 1 Stages INTERNAL ALTS TO DWELLING
Intended Life	Indefinite, but not less than 50 years
Intended Use	RESIDENTIAL
Estimated Value	\$3,999
Location	279 PEKA PEKA ROAD, PEKA PEKA
Legal Description	LOT 13 DP 57204
Valuation No.	1489007900

This project information memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991, and any requirements of the building consent.

This project information memorandum includes:

☐ Details of authorisations which have been granted

Signed for and on behalf of the Council:

Name: 

Date: 3.12.02

**Farmer House- Minor Alterations  
279 Pekapeka Road,  
Pekapeka**

**for**

**Toby and Gwen Farmer**

**Preliminary and General**

**APPROVED  
BY P & D  
John Hickey  
Officer**

**All references to standards  
and codes etc shall be taken  
as reference to latest version  
including amendments.**

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**APPROVED  
BY BUILDING  
Peter Wilkinson  
Officer**

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---

### **A01:11 GENERAL**

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**A01:17 INSURANCE**

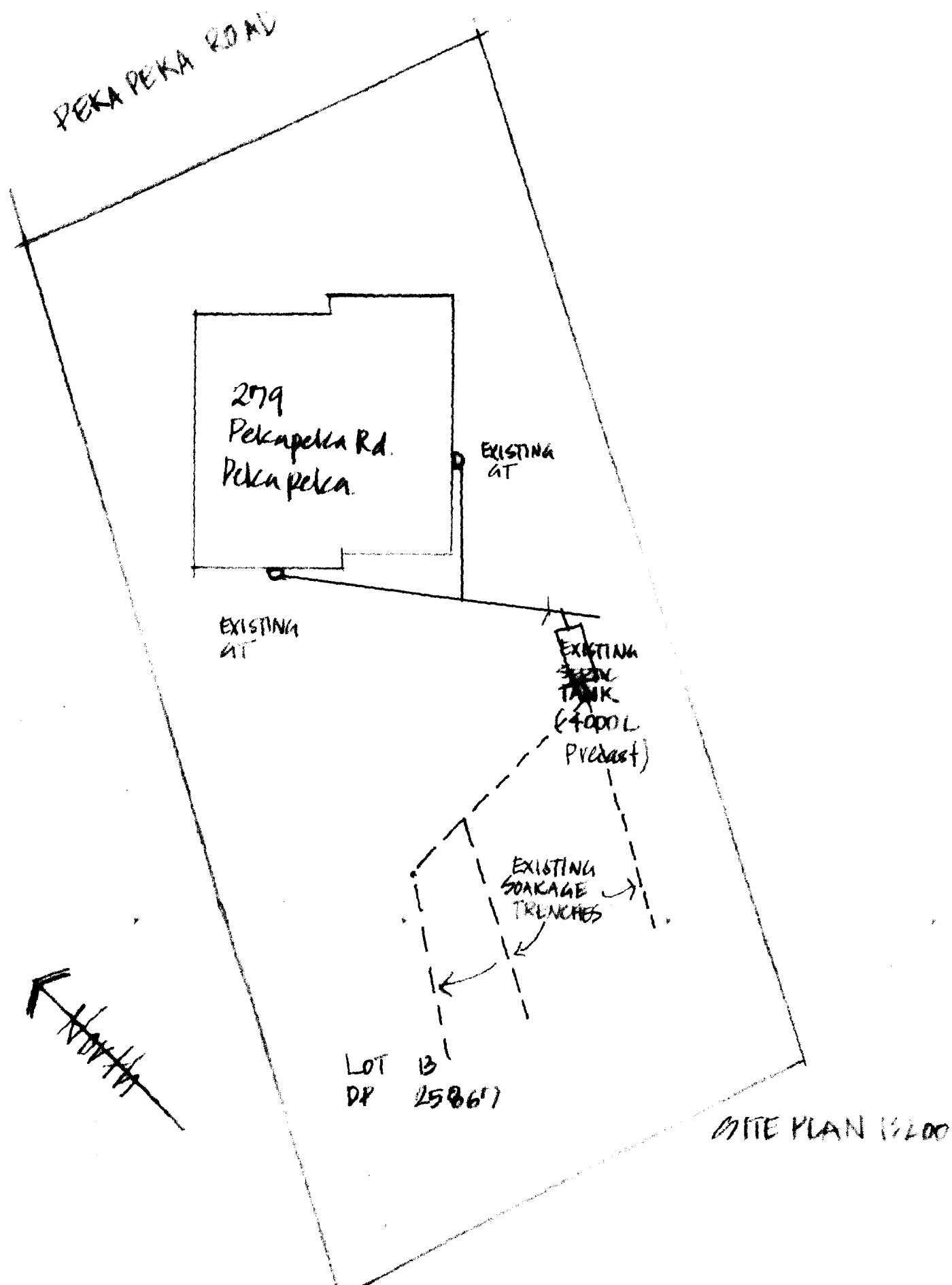
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**A01:18 COMPLETION**

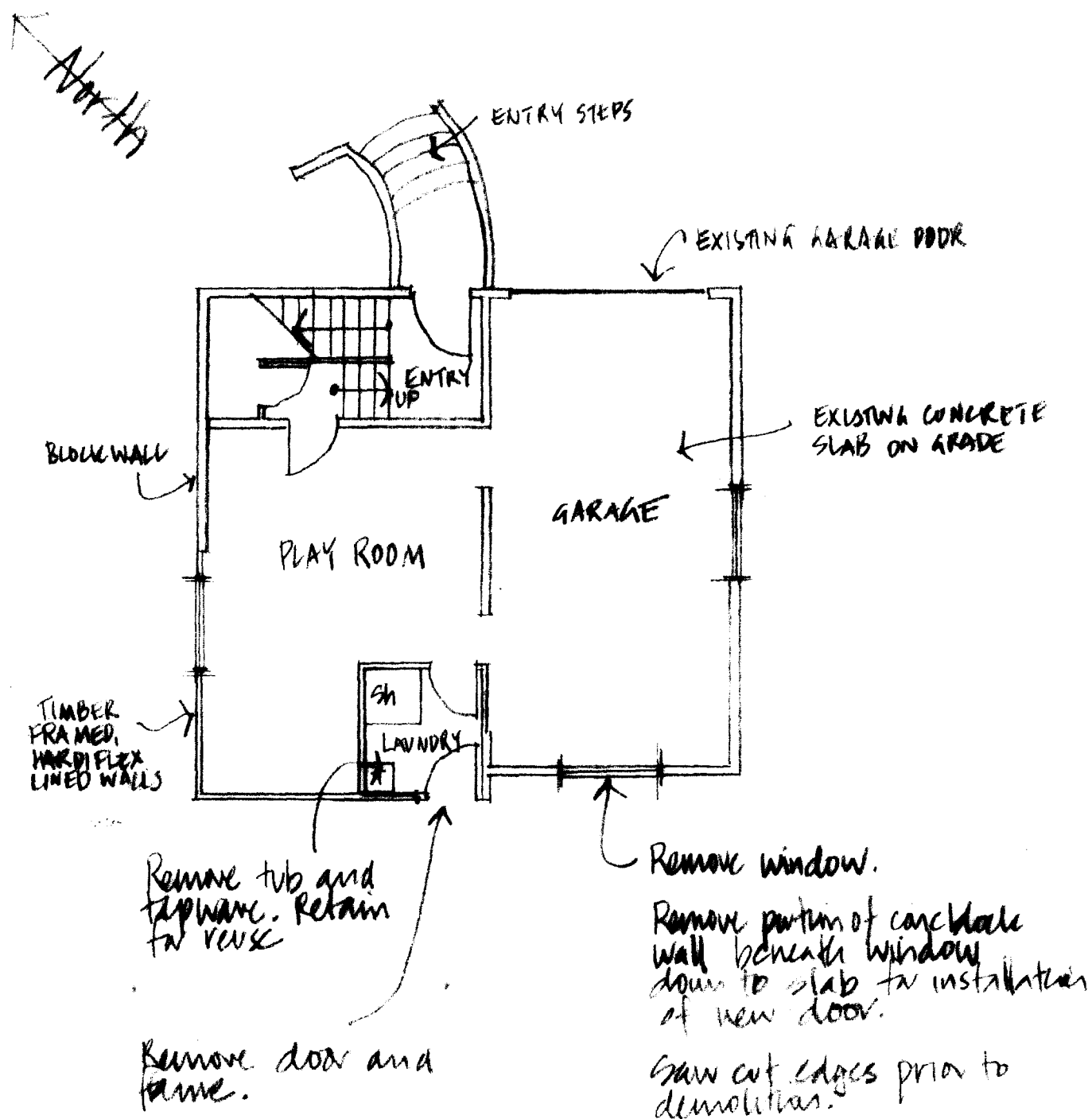
1705 CLEAR AWAY all trade debris from the site and leave the building clean and ready for occupancy, with all services operating and mechanical parts in good working order. Remove all temporary markings, coverings and protective wrappings. Clean all glass inside and out.

**END**





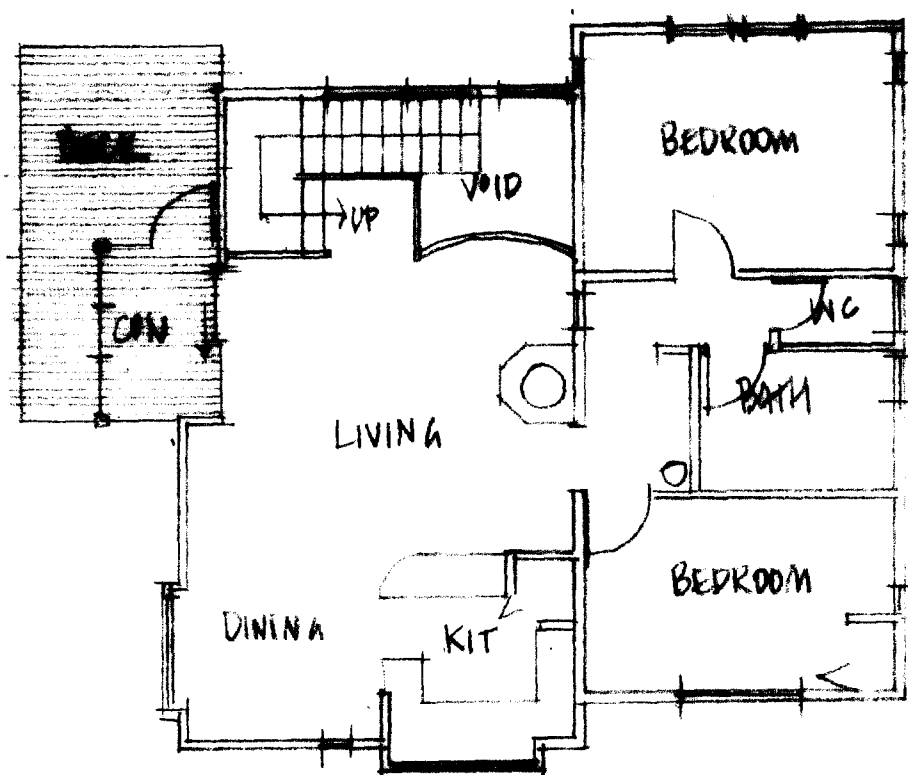
**Farmer House- Minor Alterations**  
 279 Pekapeka Road, Pekapeka - 15 November 2002



GROUND FLOOR 1:100  
EXISTING + DEMO

## Farmer House- Minor Alterations

279 Pekapeka Road, Pekapeka - 15 November 2002



FIRST FLOOR 1:100  
EXISTING - THIS FLOOR UNALTERED

All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

**APPROVED  
BY BUILDING**

Peter Wilkinson  
Officer

25/11/2002

STOKE

EXISTING TVB RELOCATED.  
EXTEND EXISTING HOT WATER  
SUPPLY TO THIS POINT. PROVIDE  
NEW 840 Ø WASTE TO EXT AT.

EXISTING WALLS UNALTERED

PLAY ROOM 1

NEW GIBLINED/PLYLINED, TIMBER  
FRAMED (100X60 @ 600 CTRS)  
FILL NOT NON LOAD BEARING WALL.  
PLASTER AND PAINT GIB.

PLAY ROOM 2

NEW  
WASTE  
40 Ø

EXT  
AT

TO SEPTIC  
TANK

EXISTING  
SHOWER.

EXISTING OPENING  
WINDOW WITH  
OBSCURE GLASS

NEW WC

NEW WNB

EXT  
AT

TO SEPTIC  
TANK

NEW FRENCH DOORS INSTALLED  
IN EXISTING ENLARGED (DOWNWARDS)  
WINDOW OPENING IN BLOCK WALL  
PROVIDE ALUMINIUM HEAD, JAMB +  
CILL FLASHINGS (P.C.)

DOOR 1.

IN FILL WHERE DOOR REMOVED  
WITH NEW CONSTRUCTION TO  
GENERALLY MATCH EXISTING  
(7.5 HARDIFLEX ON P.P. ON 100X50  
STUDS @ 600 CTRS). FINISH  
INTERIALLY WITH AQUA LINE  
GIB, PLASTERED AND PAINTED  
TO MATCH EXISTING.

**APPROVED  
BY P & D**

John Hickey  
Officer

PROPOSED GND FLOOR 1/50

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED  
ON THE HOT WATER SERVICE.

**Farmer House- Minor Alterations**

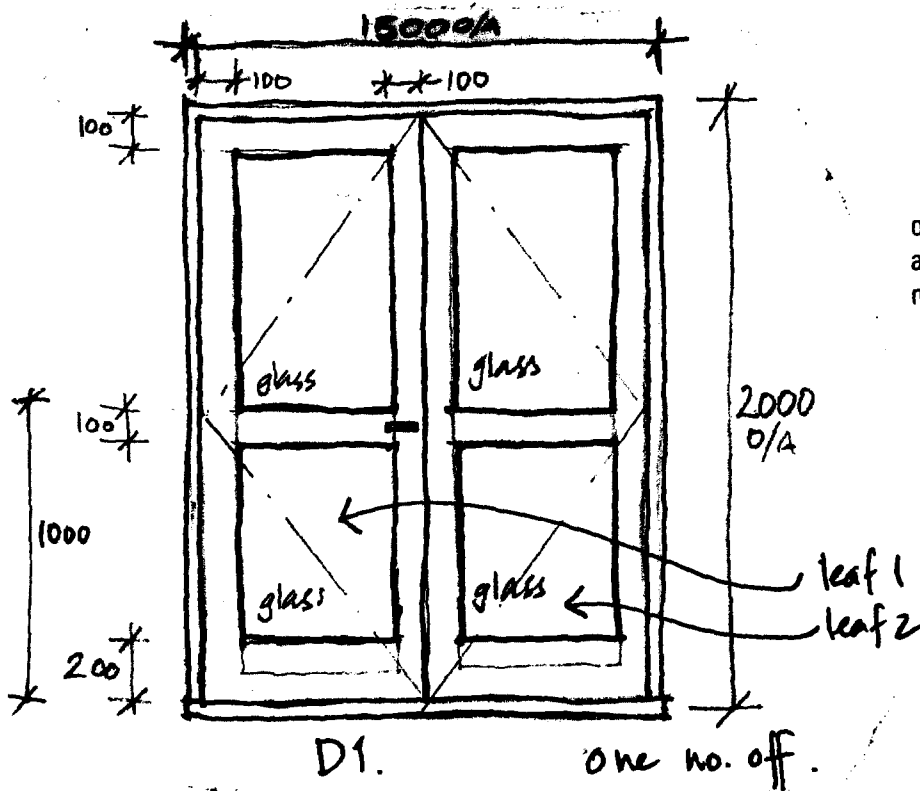
279 Pekapeka Road, Pekapeka - 15 November 2002

4

**GLAZING CONFORM NZS 4223  
PARTS 1, 2, 3.**

FIT SUITABLE FLASHINGS ETC.  
JOINERY

HIGH WIND	1100pa DWP
VERY HIGH WIND	1550pa DWP



Dimension sizes are rough  
openings. Fabrication dimensions  
are to be confirmed with site  
measure

**Doors to be complete with:-**

- Exterior quality lever handles.
- Key lock to lever handle
- Propriety in stile tower bolts top and bottom to both leaves- colour black ok
- Stainless steel parliament hinges to allow both leaves to open 180 degrees flat against adjacent wall
- Cabin hooks for hold open
- Solid timber (pine) reveals

**Note**

- Leaf 1 to open first
- All glass grade A safety toughened single glazed- Clear
- Door to open out to exterior
- Frame and reveals suitable for 200 series concrete block, to take architraves
- Finish to be Powder Coated- Colour 28857225 Silver Star from Orica Coatings

**APPROVED  
BY BUILDING**  
Peter Wilkinson  
Officer

25/11/2002

**Farmer House- Minor Alterations**  
**279 Pekapeka Road, Pekapeka - 15 November 2002**

5

# CODE COMPLIANCE CERTIFICATE

Section 95 Building Act 2004 [Form 7 – Building (forms) Regulations 2004]



Consent No: 021543

The Building			
Street address of building:	279 Peka Peka Road, Peka Peka	Building name:	N/A
Current, Lawfully established, use:	Residential Dwelling	Location of building within site/block number:	Internal
Level/unit number:	Two Storey	Intended life of the building if 50 years or less:	-
Legal description of land where building is located:	LOT 13 DP 57204	Year first constructed:	1988
The Owner			
Name of owner:	T & G Farmer	Street address /registered office:	N/A
Contact person:	Toby Farmer	Phone numbers:	
Mailing address:	9/10 Arawa Road Hataitai Wellington 6021	Landline:	-
Email address:	tgfarmer@outlook.com	Mobile:	021 136 2867
Website:	-	Daytime:	-
		After hours:	-
		Facsimile number:	-
First point of contact for communications with the Kāpiti Coast District Council:			
As above			
Building Work			
Building Consent No:	021543	Issued by:	Kāpiti Coast District Council
Project Description:	Internal Alts To Dwelling		

## Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

- (a) the building work complies with the building consent

Michelle Salmon –  
Building Inspections Team Leader  
On behalf of Kāpiti Coast District Council

Date: 07 March 2018

# NIGHTINGALE INKSTER & BENTALL

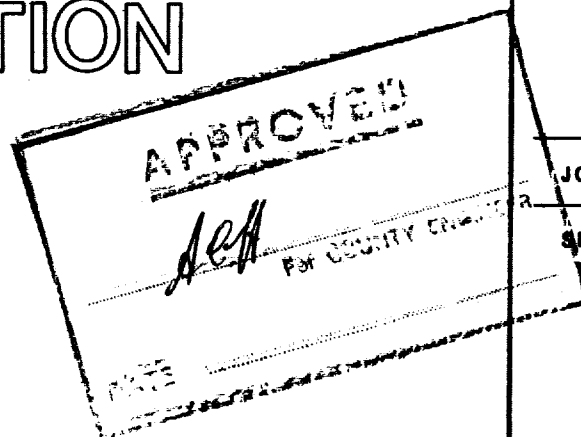
ARCHITECTS &  
CONSULTING ENGINEERS

Lower Hutt —  
Transport Centre, Bunny St  
Box 30188 Tel 661194

Masterton —  
21 Perry Street  
Box 120 Tel 66332



## SPECIFICATION



GARDINER HOUSE  
PEKA PEKA

JOB NO. 87-12-999

SET NO. 9

# NIGHTINGALE INKSTER & BENTALL

ARCHITECTS &  
CONSULTING ENGINEERS

Lower Hutt —  
Transport Centre, Bunny St  
Box 30188 Tel 661194

Masterion —  
21 Perry Street  
Box 120 Tel 86470

A. F. Nightingale, MI Struc E,  
MIPENZ, ANZIA  
J. P. Bentall, Dip Arch, ARIBA, ANZIA  
E. N. Inkster, Dip Arch, ANZIA  
Associate  
A. McDougall, B Arch, ANZIA

Our Ref. ....

Office .....

GARDINER.

13th May, 1988.

## GARDINER HOUSE PEKA PEKA ROAD

Tenders to note the following:-

1. All kitchen fittings including pantry will be supplied and fitted by others. Allow to co-operate and give access to this supplier in conjunction with your programme of work. Sink unit also to be supplied by others, but allow for all plumbing work involved.
2. Please have tenders in this office before 4.00p.m. on Monday June 6th.
3. As required by documents, provide anticipated start and completion dates for the work.



SPECIFICATION

for

CONSTRUCTION OF NEW RESIDENCE  
on

LOT 13 DP 25867 PEKAPEKA ROAD, HOROWHENUA

for

MR AND MRS GARDINER

NIGHTINGALE INKSTER AND BENTALL  
Architects and Engineers  
Transport Centre Building  
Bunny Street, Lower Hutt

Telephone: 661-194

Job No: 87.12.999

April, 1988.

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## **Addendum A Tender Conditions**

### **General Conditions of Tender**

# GARDINER HOUSE

Mr & Mrs Max Gardiner

Nightingale Inkster & Bentall

Transport Centre Building

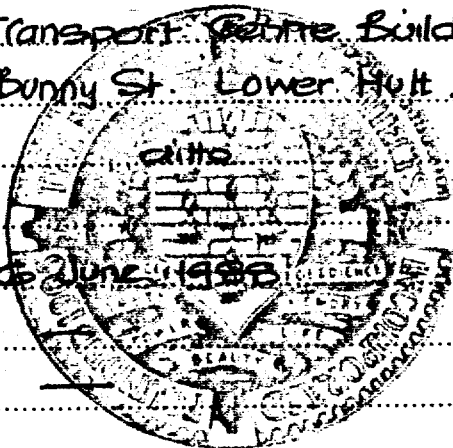
Bunny St. Lower Hult.

ditto

.....June 1980.....

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Page A1

**A.07 SUBMISSION OF TENDER**

The Tender shall be received at the time and place stated in A.01.

**A.08 SUBCONTRACTORS**

Prior to acceptance of any Tender the Architect may require a list of proposed subcontracts with the names of proposed subcontractors.

**A.09 ACCEPTANCE AND NOMINATION**

Tenderers will be notified of the acceptance or declining of their Tenders. The lowest or any Tender will not necessarily be accepted.

**A.10 DEPOSIT WITH TENDER**

Where required each tenderer shall include a non-negotiable cheque payable to the Architect for the amount stated in A.01. The deposit of the accepted tenderer who enters into the Contract shall be refunded with the first Certificate of Payment. Other deposits shall be returned within five Working Days of acceptance of a Tender.

If no decision to accept any Tender is made within one calendar month of the closing date, the Architect shall notify all tenderers and return all deposits.

If the accepted tenderer does not sign the Contract within ten Working Days of a request to do so, the Contract shall be deemed to have been repudiated and the deposit may be forfeited. The Employer shall accept any deposit so forfeited in and towards satisfaction of a claim for damages for breach of the Contract without prejudice to any other right or action.

**A.11 INSURANCES**

The tenderer shall include in the Tender submission the name of each insurer and the amount of the excess. Refer clauses 7.02 and 7.04 unless 7.05 applies.

**A.12 BOND**

If required by the Specifications and noted in the Specific Conditions, the accepted tenderer shall provide a bond for the amount stated in the Specific Conditions to secure the due performance of the Contract. The bond shall be in the form prescribed in Addendum D.

The sureties shall be either a bonding company, an insurance company, a bank or other sureties, whose New Zealand office shall be authorised to settle any claims that arise, and shall be nominated in the Tender and approved by the Employer in accepting the Tender.

If the accepted tenderer does not provide the bond within the time required for the signing of the Contract as in clause A.10 the Contract shall be deemed to have been repudiated and any deposit may be forfeited.

**A.13 SPECIAL CONDITIONS OF TENDER**

The following are Special Conditions of Tender —

# New Zealand Institute of Architects General Conditions of Contract

## Specific Conditions for work described as: .....

### S.1 DEFECTS LIABILITY PERIOD: 6.17

Either

All work and materials three calendar months

Or

Electrical Services ... calendar months

Mechanical Services ... calendar months

Fire Protection ... calendar months

Lifts ... calendar months

..... calendar months

..... calendar months

All Remaining Work and Material ... calendar months

### S.2 INSURANCES

Public Liability — General 7.02 \$ 200 000 .....

— Motor Vehicle 7.03 \$ .....

Demolition, disposal & preparatory cost for replacement work 7.04b \$ .....

Allowances for fees incurred 7.04c ..... %

Items not Included in Contract Sum 7.04d \$ .....

Allowance for Fluctuations Incurred during construction period 7.04e ..... % per annum

Allowance for cost Incurred during reinstatement period 7.04f ..... %

The above are the minimum amounts.

Employer's Insurance of existing structures — maximum excess 7.05 \$ .....

S.3	ACCESS TO SITE	8.02	Seven Working Days after the awarding of the Contract
S.4	TIME FOR COMPLETION	8.02	Contractor to nominate Working Days after access to Site is given
S.5	SECTIONAL COMPLETION	8.08	Does not Apply/ Applies refer Specifications
S.6	MINIMUM PROGRESS PAYMENT	9.02c	\$ 15 000 .....
S.7	LIQUIDATED DAMAGES	9.07	\$ ..... per Working Day
S.8	PERIOD FOR SUBMISSION OF FINAL ACCOUNT	11.01	Three calendar months after date of Practical or Sectional Completion
S.9	PERIOD FOR CHECKING FINAL ACCOUNT BY ARCHITECT	11.02	Three calendar months after receipt of Final Account

S.10 The following addenda form part of the General Conditions of Contract and are part of the Contract Documents.

**ADDENDUM A**

General Conditions of Tender

**ADDENDUM B1**

Fluctuations by "VERIFICATION".

Basic cost adjustments date .....

If no date is stated the base date shall be five Working Days prior to the closing of Tenders.

~~**ADDENDUM B2**~~

Fluctuations by "FORMULA".

~~**ADDENDUM C1**~~

Schedule of Quantities is a Contract Document.

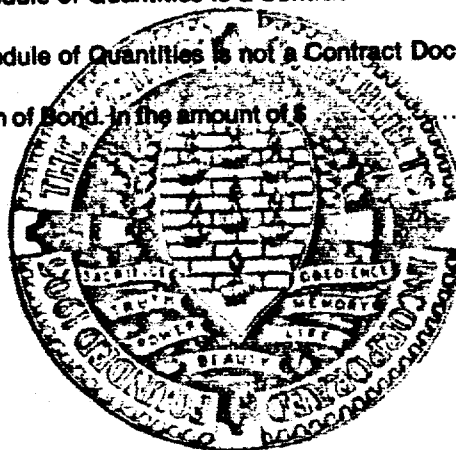
~~**ADDENDUM C2**~~

Schedule of Quantities is not a Contract Document.

~~**ADDENDUM D**~~

Form of Bond in the amount of \$ .....

STRIKE OUT EACH ADDENDUM THAT DOES NOT APPLY



# New Zealand Institute of Architects General Conditions of Contract

## Addendum B1 Fluctuations in Cost Assessment by Verification of Individual Items

### B1.01 LAW

Law, clause 1.02, is extended to mean statute, regulation or other order, including industrial award and industrial agreement having the force of law.

### B1.02 DEFINITIONS

- a) "Basic Wages" means,
- (i) Wage rates, fixed by Law,
  - (ii) The special provisions, allowances and every other emolument or benefit including conditions of work and normal hours of work whether paid in money or not, fixed by Law,
  - (iii) Any related taxes, contributions and benefits which are applicable to payroll expenditure and are by Law the obligation of an employer,
  - (iv) Salaries and other remuneration and benefits paid to Salaried Employees in accordance with the Contractor's, or subcontractor's, established practice.
- b) "Basic Prices" means the price of materials from normal sources of supply.
- c) "Basic Costs" means the total of Basic Wages and Basic Prices effective at the date stated in the Specific Conditions or, if no date is so stated, at the date five Working Days before the date of closing of tenders. The Contractor's Basic Costs include subcontractor's Basic Costs.
- d) "Salaried Employee" means an employee of the Contractor or of a subcontractor, not employed under any award or agreement and whose salary is not fixed by Law.
- e) "Fluctuation" means the increase or decrease in the cost of any material or fitting which forms a part of the Contract Works or in the cost of labour expended in carrying out the Contract Works, related to the applicable Basic Costs.

Fluctuations in relation to Basic Wages shall be limited to those caused by changes in Law and shall be adjusted only on those employees engaged directly on the Contract Works. No adjustment shall be allowed on an employee working elsewhere than on the Site unless the Architect is satisfied that the services of such employee are properly chargeable to the Contract Works, in that such employee is engaged directly in the fabrication or assembly of building elements forming part of the Contract Works.

Fluctuations in respect of Salaried Employees shall be allowed to Salaried Employees engaged in carrying out the Contract only if the Contractor has supplied satisfactory evidence to the Architect of the salaries and other remuneration and benefits referred to in clause B1.02a current at the date applicable under clause B1.02c and for the purpose of assessing Fluctuations in relation to such Salaried Employees the amount paid by the Contractor to such employees shall be adjusted by the same percentage or amount due to an employee who belongs to the largest trade group on Site employed directly by the Contractor.

- f) "Statement of Fluctuations" means the statement prepared by the Contractor which shows the Fluctuations which have occurred for the period for which a claim for payment for Fluctuations is being made and includes the amounts, calculated as percentages, described in clauses B1.11 and B1.12.

### B1.03 BASIC COSTS

Fluctuations may only be claimed on those items of labour and materials in regard to which the Contractor has submitted the Basic Costs in a manner approved by the Architect within three months of the acceptance of Tender. To qualify for inclusion as a Fluctuation, the Contractor shall satisfy the Architect that the Basic Cost submitted for each item for which a Fluctuation is claimed is acceptable.

#### **B1.04 DECREASES IN COST**

Should the Contractor fail to submit in Statements of Fluctuations details of Fluctuations which result in a decrease in cost, the Architect may prepare a statement covering such Fluctuations and shall arrange for the necessary verification. After verification, the Statement of Fluctuations prepared by the Architect shall be included in the next assessment of claim. Refer to clause 9.02.

#### **B1.05 ALTERNATIVE METHODS**

A method of calculating Fluctuations which is different to that described in B1.02 may be used for any Items of labour and material when so approved by the Architect.

#### **B1.06 IMPORTED ITEMS**

For a Fluctuation to be claimed for any imported item, the Contractor shall inform the Architect within one calendar month of acceptance of the Tender of the items which are intended to be imported for the Contract and shall seek from the Architect full details of these items. The Contractor shall also supply evidence that an order was placed for each imported item within one calendar month of receipt of the full details from the Architect. The Contractor shall supply evidence that an application for an import licence was made for each item for which an import licence is required by Law within one calendar month of the acceptance of the Tender and that an order was placed within ten Working Days of the granting of the import licence or as soon thereafter as full details of the item are received from the Architect.

#### **B1.07 STATEMENT FOR BASIC WAGES**

A Statement of Fluctuations for Basic Wages shall include:

- a) The period for which Fluctuations are claimed.
- b) The categories of employees affected.
- c) Details of the hours worked by each employee as described in clause B1.02a in respect of whom a Fluctuation is claimed and the date when the Fluctuation occurred.
- d) The Basic Wage and the Fluctuation thereon expressed as hourly or weekly rates for each employee.
- e) A statement that the hours for which Fluctuations are being claimed were worked by employees in carrying out the Contract.
- f) If not included in actual amounts, then a percentage shall be added to cover all related taxes, contributions, benefits or other costs related to or applicable to payroll expenditure for all wages and salaries claimed. This shall be 18% exclusive of GST.
- g) To the above amounts shall be added the percentages described in clauses B1.11 and B.12.

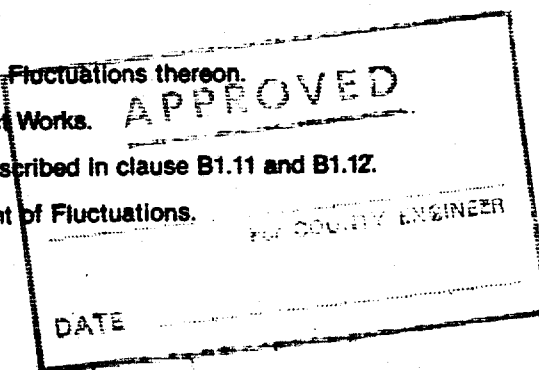
The total of these amounts shall be included in the Statement of Fluctuations.

#### **B1.08 STATEMENT FOR BASIC PRICES**

A Statement of Fluctuations for Basic Prices shall include:

- a) The materials affected and the dates of purchase.
- b) The dates the Fluctuations occurred.
- c) Prices of materials as required by clause B1.02c and the Fluctuations thereon.
- d) A statement that the materials were used in the Contract Works.
- e) To the above amount shall be added the percentages described in clause B1.11 and B1.12.

The total of these amounts shall be included in the Statement of Fluctuations.





#### **B1.09 VERIFICATION**

Unless the Architect notifies the Contractor to the contrary, each Statement of Fluctuations shall be verified by a registered quantity surveyor, who is approved by the Architect and is not an employee of the Contractor who shall state that to the best of the quantity surveyor's knowledge and belief, the Statement of Fluctuations is correct and that the labour and materials included were used in the Contract Works.

#### **B1.10 TIME FOR CLAIM**

Claims for Fluctuations shall be made within three months of the date of the submission of the claim for payment in which the Basic Costs to which the Fluctuations relate were included. No claim for Fluctuations will be accepted after the submission of the Final Account.

#### **B1.11 MARGIN FOR SUBCONTRACTORS**

To the amounts of the Fluctuations in Basic Costs in respect of subcontractors, as described in clause B1.07 and B1.08, shall be added a margin of 5% to cover all related costs of the subcontractor.

#### **B1.12 CONTRACTOR'S COST RECOVERY**

To the amounts of the Fluctuations in regard to the Contractor's Basic Costs for the first 12 months of the Contract shall be added an amount of 10% to cover all related costs of the Contractor, including the cost of verification required by clause B1.09. For the amounts of the Fluctuations in regard to the Contractor's Basic Cost for the second 12 months of the Contract, shall be added an amount of 11% and, thereafter, shall be added an amount of 12%.

#### **B1.13 POST COMPLETION**

Fluctuations in Basic Costs which occur after the Time for Completion shall be calculated on the basis of rates applying at the day on which Practical Completion should have been reached.

#### **B1.14 CLAIM FOR PAYMENT**

After verification, the Contractor may include any Statement of Fluctuations with any claim for payment, as described in clause 9.01, which will be assessed by the Architect as described in clause 9.02.

#### **B1.15 SUPPORTING INFORMATION**

Any information relating to Basic Costs and Fluctuations shall be made available as required by the Architect.

PRELIMINARY AND GENERAL

SITE

The site of this contract is Lot 13, DP 25867 PekaPeka Road, Horowhenua.

SCOPE

The work of this contract consists of:

Construction of a residence complete including services and site work as shown and specified.

DOCUMENTS

Documents included in this contract:

1. The General Conditions of Contract of the New Zealand Institute of Architects, Sixth Edition 1986. The associated General Conditions of Tender and Appendices A, B1 and Specific Conditions.
2. This Specification.
3. The accompanying drawings Nos 1 and 2, inclusive.
4. Tender submitted and letter of acceptance of this tender.
5. All variations, adjustments, addenda or correspondence issued by the Architect before the execution of the formal contract.

TENDERS

Tenderers will be supplied with one full set of documents.

Tenders shall be submitted in the following form:

1. A tender price covering the whole of the contract works.
2. A complete list of sub-contractors.
3. A length of time required for construction and date when the work could be commenced.

Tenders shall be contained in a sealed envelope marked 'GARDINER HOUSE' and shall be delivered to the office of the Architects by 4 pm on the advertised closing date together with the tender documents in good condition.

### ACCEPTANCE OF TENDER

The Employer leaves himself free to accept any one or reject all of the tenders. Any tender not giving all the information required is liable not to be considered. Tenders considered will have all factors taken into account and not just cost.

### TRADE SECTIONS

Throughout this Specification the various matters have been as far as possible included under the appropriate trade headings. The onus is on the Contractor to ensure that all trades are conversant with any Clause under any heading which may affect their work.

### WORKMANSHIP

Should any tradesman consider that the work of other trades or the finish of any surface is not in a satisfactory condition to ensure a proper finish for his work thereon he shall notify the Architect and not proceed with any work until the position is rectified. Nothing in this Clause shall relieve the Contractor of the responsibility of ensuring that the final finish is to the Architect's entire satisfaction.

### MONETARY ALLOWANCES

All "Net Sums" provided in this Specification shall be dealt with as described in the General Conditions of Contract.

### NOMINATED SUB-CONTRACTORS AND SUPPLIERS

This contract shall be carried out in accordance with the General Conditions of Contract relating to Nominated Sub-contractors and suppliers.

All nominated sub-contractors shall provide all special scaffolding required for the performance of their work and shall provide for the hoisting and placement of all their materials.

### MATERIALS AND ORDERING

Unless otherwise specified the contractor shall provide all materials and labour required for the completion of the works to the satisfaction of the Architect. Immediately the tender is accepted the Contractor shall order all materials essential for the work so as to ensure that they will be obtained at the prices upon which the tender is based and will be delivered to the site in good time for use. All orders are the responsibility of the Contractor who shall check measurements on the site.

PROVIDE AND FIX

The words "Provide, supply, install" or similar wording if used separately shall mean "Provide and fix" unless explicitly stated otherwise.

GUARANTEES

The Contractor shall comply with the requirements of the General Conditions of Contract clause 6.15 in regard to guarantees.

PROGRESS PAYMENTS

Progress payments will be subject to the requirements set out in the General Conditions of Contract.

POWER SUPPLY

Arrange for temporary power supply required for this contract, pay all fees and allow all nominated and separate sub-contractors the use of this service.

WATER SUPPLY

Allow to make arrangements for use of existing water supply.

MAKING GOOD

The Contractor shall be required to attend upon and make good in and after all trades involved in this contract whether specified under Net Sums or not, and to leave the work complete in every respect.

PROTECTION OF PROPERTY

The Contractor will be held responsible for the adequate protection of roadways, drains, culverts, underground pipes or cables, fences and boundaries of adjoining properties, and shall make good at his own expense any damage to same caused by building operations or any operation pertaining thereto.

CLEANING AND COMPLETION

The Contractor shall at all times keep the job tidy and shall at a maximum of monthly intervals remove from the site all waste material, rubbish and litter. Remove all rubbish etc, from spaces to be enclosed before closing up.

When all works are complete the whole of the site shall be properly cleared of all sheds, gear, rubbish etc, and the premises left clean and tidy. All walls, floors, ceilings, paintwork, both sides of glass (including removal of surplus paint and splashings) shall be thoroughly cleaned and all keys shall be labelled and handed over to the Architects.

PERMITS

Allow to comply with the General Conditions of Contract. This includes Building Research Association charges and sub-contractor's permits and charges.

AMENITIES

Provide workmen's toilet facilities to Local Authority approval. Provide sheds, storage and security protection as required.

SUB-CONTRACTS

The General Contractor shall execute a written Contract with all the sub-contractors engaged on this project. The Contract agreement shall be in a form acceptable to the Master Builders Federation and in each instance shall be approved by the Architect prior to signing.

SETTING OUT

The Contractor shall set out the works and the Employer will define the boundaries as in the General Conditions of Contract.

INSURANCES

1. The Contractor shall effect a Contracts Works Insurance cover as described in the General Conditions of Contract.
2. A Public Liability Risks Policy in the amount of ONE HUNDRED THOUSAND DOLLARS (\$100,000) shall be taken out by the Contractor as described in the General Conditions of Contract.
3. A Contractor's Liability (for damage) Policy and Indemnity of the Employer as described in the General Conditions of Contract shall be effected by the Contractor.

The insurance will be extended to provide an indemnity arising from the following causes:

- (a) Damage caused by vibration and/or the weakening of support.
- (b) Fire and explosion.
- (c) Loading or unloading of motor vehicles.
- (d) The use of excavating machinery.
- (e) To cover hired plant and equipment.

## INSURANCES CONT'D

### Period of Insurance

The insurance will apply from the date of commencement of the work up to the date of practical completion, sectional completion, or where appropriate occupation by the Employer and shall extend to cover any work carried out during the maintenance period by the contractor of his sub-contractors.

The insurance shall not be terminated until the contractor has been notified by the Employer or the Architects that the Employer has effected insurance cover of his own.

### SITE INSPECTION

The Contractor shall inspect the site and satisfy himself as to the conditions and features prior to tendering; for equipment access, ground bearing capacity, services or other uses and purposes.

### DIMENSIONS

Except where the reading of the drawings and specifications is clearly to the contrary, all dimensions shall be deemed to be defined by the bare surfaces of concrete, brickwork, timber framework or other materials, except that vertical dimensions in respect of storey heights shall be to the finished surfaces of the respective floors.

The drawings and specification have been prepared using the metric system in SI units. In general, dimensions are in metres - 'm' and millimetre - 'mm'. Wherever dimensions, levels, capacities, velocities, pressures, areas and weights are given in metric units and the particular element is not available in the metric dimension, etc, specified, the material allowed for, measured and quoted on shall be the nearest element in imperial above. All major elements where discrepancies may occur shall be noted on tender documents.

### CONTINGENCY

Allow an amount of \$3,000.00 THREE THOUSAND DOLLARS to cover the cost of unforeseen site work or conditions both above and below ground level, alterations to the structure or to or for services and all as described in General Conditions of Contract.

## EXCAVATIONS AND SITEWORKS

### PRELIMINARY

Refer to the Preliminary and General Clauses of this Specification and to the General Conditions of Contract, which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

### SCOPE

This section of the contract consists of the following:-

1. Excavation for foundations, floor slab services and the removal of 75mm of top soil from the area of the house and garage to be stored as directed by the Architect.
2. Filling 150mm of compacted hardfill under the floor slab. The exact floor level of the house to be confirmed on site with the Architect.

### FORMATION

All topsoil humus and organic material and surplus sub-grade material shall be removed from the building area and disposed off site by the Contractor. Sub-grade shall be out to shape and levels as indicated on the drawings and of sufficient depth to allow for metal construction depth shown. Surface of sub-grade shall be level and conform to typical cross sections. No point on the general surface shall vary more than 12mm over a 3000 straight edge laid on the surface.

### INSPECTION

No reinforcing or site concrete shall be placed in foundations until they have been inspected by the Engineer.

No backfilling shall be placed against reinforced concrete until they have been inspected by the Engineer.

### DEPTH OF EXCAVATIONS

Any soft spots found in excavations shall be reported to the Engineer. Should it be found necessary to excavate to a greater depth than shown on the drawings, the Contractor shall be paid for such greater excavations at a rate approved by the Architect in writing, before such additional work is carried out.



### EXCAVATIONS TOO DEEP

Should the Contractor excavate to a greater depth than called for by the drawings or by the Engineer's written instructions, he shall at his own cost fill to the proper level with site concrete as hereinafter described.

### MAINTAIN EXCAVATIONS

Secure and maintain excavations free from slips, erosion, water and other fluids or fallen materials. Provide and maintain all shoring, strutting, sheet piling, planking, pumps and other materials or plant necessary for carrying out and maintaining excavations and remove them when no longer necessary.

### EXCAVATION AND HARDFILLING

Excavate to a minimum of 300mm below cleared ground level. Cast perimeter footing directly into the ground. Lay 150mm compacted hardfill and 50mm sand blinding ready to receive DPC and floor slab.

Backfill all excavations and trenches with clean spoil.

### BACKFILLING

Backfill around foundations and mechanically consolidate using hardfill excavated from the site or imported hardfill. Remove all rubbish and loose material before backfilling. Consolidate in layers using suitable mechanical compaction equipment.

### CO-OPERATION

Co-operate with DRAINLAYER AND PLUMBER who will be laying drains, pipes, wastes.

Co-operate with CONCRETOR who will be casting footings and other foundations.

### COMPLETION

On completion the contractor shall remove all plant and materials and thoroughly clean the area of work.

CONCRETEPRELIMINARY

Refer to the NZIA General Conditions of Contract and the Preliminary and General section of this specification which apply to this section of the work.

SCOPE

The scope of the work under this part of the contract includes all concrete work undertaken on the site including the following:

- a) All strip foundations and concrete slab.
- b) All concrete pads under posts.

CEMENT

All cement shall be an approved brand of fresh Portland conforming in every respect with the appropriate New Zealand Standard Specification (NZSS 3122). It shall be delivered to and maintained on site in unbroken containers. It shall be stored in a perfectly dry place and used in rotation. Any cement that has deteriorated shall be rejected and removed from the site.

AGGREGATES

All aggregates both fine and coarse shall comply in all respects with NZS 3121.

WATER

Water for mixing concrete, grout and mortar shall be clean and free from harmful amounts of any deleterious substance either in solution or suspension. Water delivered by the Local Authority for human consumption will be acceptable.

PROPORTIONING AND MIXING

All concrete shall be manufactured and placed to meet the requirements of Ordinary Grade Concrete as described in NZS 3108 and NZS 3109.

Concrete proportioning mixing etc shall comply in all respects with the above Standards.

Concrete shall be ordinary grade 17.5 MPA quality.

PROPORTIONING AND MIXING CONT'D

The precise weights of coarse and fine aggregates shall be proportioned by approved methods having regard to:

- a) The individual aggregate gradings.
- b) An average compressive strength sufficient to maintain the minimum strength specified.
- c) Density.
- d) Workability required for full compaction.

No concreting shall be carried out when any ingredient is colder than 40 deg. F (4.5 deg. C) or when the air temperature is 40 deg. F (4.5 deg. C) and falling or when it is below 35 deg. F (1.5 deg. C) and rising or when such conditions are anticipated during the succeeding 24 hours, or when rainfall or any other condition makes it impossible to work the concrete accurately.

FORMWORK

Formwork including all its fixings shall be designed to allow for its easy removal. It shall be erected in a strong and workmanlike manner, adequately constructed to stand accurately plumb, true, level and without movement under all loads.

Rates for formwork must include for making good all defects in the concrete surfaces.

All re-entrant and external angles shall, except where otherwise directed, be filleted and chamfered 12mm x 12mm chamfers.

BUILDING-IN

Properly build in all structural and reinforcing steel, anchors, bolts, sleeves in beams, door and window frames, fixings etc, as specified or as shown on or reasonably implied by the drawings. See under other trades for all such sleeves, plugs and fixtures as thereby required shall be properly positioned before the pouring of the concrete so as to avoid all hacking and plugging after completion.

Fit under all bottom rods of horizontally reinforced systems, precast wedge-shaped concrete blocks in sufficient number to give correct cover and support.

CHASES

Where required, leave flashing chases, recesses, nibs, etc. Battens fixed in concrete shall be chamfered to facilitate withdrawal.

**FLOOR SLABS AND FOUNDATIONS**

Floors shall be cast over DPC membrane of AHI Moistop 748 polythene vapour barrier, yellow side up, laid continuous under floor thickenings. Tape around all penetrations. The membrane is to be laid over 50mm sand blinding with continuous taped joints. Slab and perimeter foundations reinforced as detailed. Surface to slab to be screeded level and mechanically floated to a smooth true and level finish. Saw cut within 24 hours of casting with 38 x 6mm deep cuts where shown. Fill joints with Thioflex 600.

Allow to pour concrete pad foundations under timber balcony support posts.

**ENTRY STAIR**

Allow to pour concrete footings to entry stair walls and slab together with concrete interior entry slab and stair to lower level. Also shaped stair balustrades, external stairs and landing, all surfaces finished to receive plaster.

**DEPOSITION OF CONCRETE**

Concrete shall be deposited continuously and evenly until a structural unit is complete. It shall be handled as rapidly as possible to avoid partial hardening and by methods to avoid separation or loss of ingredients. Concrete shall be thoroughly compacted by puddling with suitable tools. Contractor shall supply approved power driven concrete vibrators which shall be used by workmen experienced in their use.

12.  
REINFORCING STEEL

PRELIMINARY AND GENERAL

Refer to the NZIA General Conditions of Contract and Preliminary & General section of this specification which apply to this section of the work.

MATERIALS

All reinforcement shall consist of plain round mild steel rods and hard drawn steel wire all of which shall comply with NZS 3402P, 3421 and 3422.

Stressing wires shall conform to BS 5896. 'R' denotes round mild steel bar, 'D' denotes deformed round mild steel bar complying with NZS 3402P.

Steel shall be stacked, immediately on delivery on site, in approved racks so that it is clear of the ground.

PREPARATION OF STEEL

The steel reinforcement shall be protected at all times from injury. At the time of concreting the reinforcing steel shall be free from dirt, rust, loose mill scale, loose rust, and also from paint, oil, grease, dried mortar or other coatings which would destroy or reduce the bond of the steel with the surrounding concrete.

FABRICATION

The reinforcement shall be carefully bent to the shapes and dimensions shown on the drawings and all bends shall be cold.

The reinforcement shall not be bent or straightened in a manner that will injure the material.

Rods with kinks or bends not shown on the drawings shall not be used. All reinforcement must be straight between the bends shown and the rods shall be straightened before being bent if considered necessary by the Architect.

All bars unless otherwise shown on the drawings shall have standard hooks at each end as required by NZS 3101 and 3109.

Welding of rods without the written approval of the Architect will not be permitted.

**PLACING AND CONCRETE COVER**

All reinforcement shall be accurately placed as shown on the drawings and during the placing of the concrete, firmly held in position. Soft black iron wire of not less diameter than No 18 s.w.g. shall be used for tying the reinforcement in position. Distances from the forms shall be maintained by means of stays, blocks, ties, hangers or other approved supports.

Blocks for holding reinforcement for contact with the forms shall be clean precast mortar blocks of approved mixture, shape and dimensions and for slabs the minimum number shall be four (4) per square metre.

Reinforcement in any member shall be placed and then inspected and approved by the Architect before the placing of concrete begins. Concrete placed in violation of this provision will be liable to rejection and removal at the Contractor's expense.

**HOOKS LAPS SPLICES AND DETAILING**

All reinforcing steel when fabricated and placed shall comply with NZS 3101 and 3109 unless otherwise directed by the Architect.

DRAINLAYERPRELIMINARY

Refer to the Preliminary and General Clauses of this Specification and to the General Conditions of Contract which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

SCOPE

This section of the contract in general consists of the provision and installation of the complete sewer and stormwater drainage systems for the new building.

REGULATIONS

The work shall be performed generally in accordance with the local authority and the Drainage and Plumbing Regulations 1978, the local authority's by-laws, the 'Standard Specification for the Laying of Pipe Sewers' and the Technical Clauses unless in conflict with the following clauses. Unless otherwise stated all clauses refer to both sanitary and stormwater drains.

All drainage work shall be done entirely to the satisfaction of the local authority's engineers and inspectors and to the approval of the architect.

All permits required by any authorities shall be obtained and paid for and all necessary deposits, plans and specifications lodged as required before any drainage work is commenced.

All tests and inspections required by any of the above regulations or authorities shall be made at the appropriate time. Any work covered up before such required tests or inspections have been made shall be uncovered and opened up for testing and inspection at the DRAINLAYER'S expense. All work failing to satisfy the required testing or inspection shall be remade or replaced to the required standards at the DRAINLAYER'S expense.

WATCHING. LIGHTING. PROTECTION AND INSURANCE

The Contractor at his own cost shall provide protection, lights and other matters deemed necessary for protection and security of the work and of public and all property whatsoever near to or liable to be affected by the work. At all times adjoining roadways and footpaths shall be kept free from obstruction to avoid interference with traffic.



WORKMANSHIP

The work shall be carried out in accordance with best trade practice by competent craftsmen of sound repute using equipment, materials and processes that are best suited for the purpose and shall be of the very highest standard. Check all dimensions on the job.

MATERIALS1. Pipes and fittings

All ceramic pipes and fittings shall be in conformity with requirements of the New Zealand Standard Specification No 3302 and shall be of the following grades:

Except where otherwise specified all pipes and fittings carrying sewage and stormwater shall be New Zealand Standard salt-glazed ware pipes Class A and concreted where required by the Local Authority.

2. Cast Iron Pipes

All cast iron pipes and fittings shall be in accordance with New Zealand Standard Specification 627 and 962 or BS 437.

3. Concrete Pipes

All concrete pipes shall be in accordance with NZSS 3107.

4. Concrete Mortar etc

Water, cement, sand and gravel, shall be of same grades and qualities specified under NZSS 3121 except that sand shall pass a 3mm mesh. All mortar shall be composed of 1 part Portland Cement, 2 parts sand and a minimum sufficiency of lime to allow for easy working. All concrete shall consist of 1 part Portland Cement, 2.50 parts sand and 4 parts gravel mix etc all as before.

5. PVC Pipes and Fittings

All unplasticized polyvinyl chloride pipes shall conform with NZS 7648 - 1974 (BS 3505) and fittings shall comply with Australian Standard 1477 Part 2 or BS4346 Part 1.

6. Joints

All joints shall be neatly made in strict accordance with the Regulations. All joints between graps of sanitary fittings such as water closets, etc and soil pipes or sewers shall be made with bitumen.

Where permitted or required by the Local Authority joints to drains shall be made with approved rubber rings conforming to NZSS 1311 or BS 2494.

TRENCHES

Excavate all necessary trenches, true to line and grade as shown and of sufficient width to admit all operations necessary for joining of pipes being carried out with freedom. Where necessary secure and maintain sides of trenches with suitable timber placed so that it will not interfere with the work of pipelaying and jointing.

Timber shall be withdrawn as trenches are being refilled. Before laying pipes maintain trenches free of water by pumping.

PIPELAYING

All drains and fittings shall be set with a continuous solid base of 19mm crushed metal of min. 100mm depth beneath the barrel of the pipes. Before backfilling and after testing haunch up around pipes to their diameter with 19mm crushed metal. Backfill with good grade backfill only as approved by the Architects.

All drains shall be started at point of outfall and worked back to highest point.

All pipes shall be laid with greatest possible accuracy to give true and even gradients. All branches and other connections, cleaning eyes etc, shall be put in as the work proceeds.

JOINTS

All joints in earthenware pipes and fittings and in concrete pipes shall be of an approved flexible type.

All joints in cast iron pipes and between cast iron, stainless steel, copper, earthenware and/or concrete pipes shall be as laid down in the Plumbing and Drainage Regulations.

SEWER DRAINS

Excavate for, provide, lay, test and backfill all of the sewer drains for the building, as shown on the drawings and as specified herein.

Make connection in accordance with the Local Authority's requirements.

Provide and fit two gully traps where shown. Provide connection pipes for 100mm diameter WC soil pipe by PLUMBER and allow for all stormwater connections with straight properly laid and well bedded drains.

All junction shall be made with suitable inspection junctions.

LEVELS

Allow to check and verify the levels of the sewer in relation to the gradients set for the drains within the site. Report any discrepancies to the Architects for their decision.

STORMWATER DRAINS

Excavate for, provide, lay test and backfill all of the stormwater drains for the building as shown on the drawings and specified herein. Co-operate with CONCRETOR and PLUMBER for the correct positioning of the stormwater drains and upturned collars in relation to building footings and foundations and to downpipes which are to drop directly into stormwater drains without offsets.

GULLY TRAPS

All separate gully traps shall generally be standard earthenware gullies with 100mm thick precast concrete surrounds all set in concrete. Neatly bench in cement compo from the edges of the gully up to the sides of the surround and provide an inspection eye in the first pipe.

Provide and fit hot dipped galvanised cast iron gratings to the top of the surround.

Bring waste pipes into side of sump below the top grating.

SEPTIC TANK

Provide and fix a 4,000 litre concrete septic tank complying in all respects with NZS 4610 and the Local Authority Regulations.

Provide complete with inlet/ventilator (capped) tee connection, removable precast concrete lids and plugged 'T' cleaning eye/outlet.

Effluent disposal shall conform with CP44:1961 and amendments and shall have at least 47 lineal metres of 600mm trenches with 100mm field drains bedded in gravel in them.

The siting of the septic tank and method of effluent disposal to be discussed on site with HCC Inspector and Drainlayer prior to commencing drainage work.

SOAK PIT

Allow to form a soak pit on site all to the satisfaction of the HCC Inspector.

**COMPLETION**

On completion, check all drainage work, obtain all Council inspection approvals, conduct all tests, and leave the entire drainage system in perfect, trouble-free operating order. Provide a finished accurately dimensional drawing of the entire drainage layout of this contract.

## CONCRETE BLOCKWORK

### GENERAL

Refer to the Conditions of Contract and to the Preliminary and General Section of the Specification which are equally binding on all sections.

### SCOPE

The scope of the work of this contract includes:-

1. The supply and laying of 200mm thick block walls including all special blocks, lintel bond beam, sill blocks and rebated blocks.
2. Reinforcing these walls except for foundation starters.
3. Filling all cells.
4. Supply and fixing of bolts, anchorages, etc.

### WORKMANSHIP

All block laying work and grouting shall be carried out by tradesmen experienced in all aspects of reinforced concrete block construction to obtain the standards and finished results required by the drawings and specifications.

Blocks shall be laid dry and the work shall be accurately set out both in length and height, constructed to bond and pattern as shown on the elevations and details, and all work carried out in accordance with best trade practice.

Carry up all work plumb with joints square and perpend true.

All joints of blockwork, exterior and interior faces shall be neatly tooled concave.

### SPECIAL BLOCKS

Provide special blocks to form ducts in walls where shown and as detailed.

### CHASES

Allow for cutting chases through finished blockwork occurring at edges of openings for flashings with position and to depths as detailed.

### TYPE OF CONSTRUCTION

The type of reinforced masonry construction for all buildings covered by this Specification is "The all cells filled" method.

AGGREGATES

Fine aggregate shall comply with NZS 3121 but with 3% to 10% passing 100 sieve. Coarse aggregate grading as A.S.T.M.C.404-61 i.e.

SIEVE SIZE	% PASSING
12mm	100
9mm	85-10
No. 4	10-30
No. 8	0-10
No.16	0- 5

MORTARMortar Mix:

Shall be Mortar Mix No. 1 NZSS 1900, 9241, Table 2.

Mixing Mortar:

Equipment for mixing and handling mortar shall be approved and mixers of at least one bag capacity shall be used. Cement for fractional bag mixes must be weighed.

GROUTGrout Mix

Mix for High Lift Grouting Method shall be determined by the Contractor by experiment, and shall be submitted for approval. The maximum permissible ratio of fine to coarse aggregate by weight is 3.4.

Admixtures may be added where approved.

For purpose of tendering, 390 kilograms of cement per cubic metre of grout shall be allowed for.

The "Spread Value" of grout shall be approximately half metre without separation or segregation.

Mixing Grout

The grout shall be brought to the work in agitator mix trucks where possible. The quantities of materials used shall be certified by an approved person at the place where the materials are measured. The Contractor shall arrange for such inspection and notification as will be necessary to certify the quality of materials.

**MINIMUM MORTAR AND GROUT COMPRESSIVE  
STRENGTH MEGAPASCALS**

	7 DAYS	28 DAYS
Mortar	6.2	12.4
Grout	6.9	13.8

**REINFORCEMENT**

Bars 9m and larger shall be deformed. Reinforcement shall be fixed in position at least at top and bottom and such other positions as may be called for by the drawings.

All reinforcement shall be clean and free from rust, scale or other imperfections.

Horizontal bars shall be positioned near the centre of the grouted space, excepting where shown otherwise on the drawings, using concrete washers threaded on to the bars or other approved devices.

All reinforcement shall be fully embedded in grout and shall not be bedded in mortar joints. The minimum cover for reinforcement shall be as for reinforced concrete. A clear distance of not less than 6mm shall be maintained between reinforcement and masonry.

Laps shall be as shown on the drawings.

**CONCRETE BLOCKS**

Concrete blocks shall be NZSS 595 Class A quality.

Blocks used in High Lift grouting method must have a tensile strength of not less than 1MPa "Knock-in Bond Beam". Blocks shall not be used except for Universal blocks at wall junctions. All Knock-in positions must be removed from the job.

Open End Beam blocks shall be used throughout, except as above. Where lintel reinforcement and web of blocks clash adjacent to jambs, turn Open End Beam blocks upside down.

In addition to the principal blocks referred to above other types may be used where approved.

**CONSTRUCTION - GENERAL**

All units shall be sound without chipped edges or other defects. Unless otherwise required they shall be of uniform colour and texture.

### CONSTRUCTION JOINTS

Top of foundation surfaces and other horizontal construction joints shall be prepared as given in the "Concrete" section.

### MINIMUM CLEAR "FLUE"

All reinforced masonry shall be built to preserve vertical continuity of the cells to be grouted so that the continuous clear flue is not less than 3,750 sq.mm. with a minimum width of 40mm.

### LAYING

The cross webs of cells to be grouted shall be fully bedded in mortar.

All other head and bed joints shall be filled solidly with mortar for a distance in from the face of the unit not less than the thickness of the face shell. Open end concrete masonry units used in stacked bond shall be arranged so that the closed ends are not abutting.

### PLACING GROUT

The grout shall be placed in its final position not over one and one-half hours after the first water is added to the batch. Grout shall be handled to the final place of deposit by methods which prevent separation or loss of ingredients, preferably by pumping.

Allow for sufficient pouring access from top at window sills to ensure complete filling of spandrel under sill.

### CLEANING

Mortar overhangs and droppings shall be removed by hosing with a water jet.

Immediately after grouting any scum or stains on the wall shall be scrubbed and hosed off.

### CURING

Attention shall be given to proper curing of the mortar and grout. Rapid drying shall be prevented by dampening if necessary.

### CHASES AND RECESSES

Must not be formed unless shown on the structural drawings.



PIPES

Pipes shall not be embedded in any masonry.

CONDUITS AND FIXTURES

Rigid electric conduits of maximum 20mm size may be embedded in masonry where their location has been detailed and approved on the structural drawings. Conduits or fixtures placed in reinforced cells or courses shall be subject to the following restrictions:

- a) They shall not interfere with or displace the reinforcing steel.
- b) They shall not prevent the complete filling of cells with grout.
- c) Recesses for electrical panels or fixtures shall be as detailed or framed as for door or window openings.
- d) Switches shall not be located in the cell adjacent to openings.

FIXINGS

Anchors, bolts and other items to be cast in the wall shall be secured in place before pouring of grout. Timbers not bolted to wall shall be fixed by masonry spikes or other approved means. Timber grounds shall not be used.

CRACK CONTROL JOINTS

Locate as shown on the structural drawings.

HEIGHT OF POUR

The maximum height of pour, i.e. the distance through which the grout is required to drop shall not exceed:

150mm blocks and larger	400mm at laps 1.1 metre elsewhere
100mm blocks	40mm in all situations

MORTAR DROPPINGS

The cavity between masonry skins shall be kept free from falling mortar by the use of temporary battens or other suitable means. Any mortar droppings shall be removed before grouting is carried out.

FINISH

Finish all exterior and interior block surfaces flush painted ready for painting.

METAL WINDOWS AND GLAZINGPRELIMINARY

Refer to the Preliminary and General Clauses of this specification and to the General Conditions of Contract which are equally binding on all trades. This section of the specification shall be read in conjunction with all other sections.

SCOPE

This section of the contract consists of manufacture and supply and fixing complete of all aluminium windows and sashes including sliding glazed door and side lights in lounge.

Also conservatory in approved aluminium glazing bar system (under provisional sum).

MATERIALS, SECTIONS AND FINISHES

All aluminium windows, doors, glazing bars and the like shall comply with NZS 3504 SPECIFICATION FOR ALUMINIUM WINDOWS.

All aluminium window frames, sub-frames, sashes and glazing bars and the like shall be of the sizes and profiles detailed on the drawings, or of similar equal and approved profiles and sections.

Alternatives sections to those detailed on the drawings may be used provided they first obtain the approval of the Architects preferably prior to tendering. Rejection of alternative sections offered will not be grounds for a variation to the contract price.

Finishes to aluminium window members shall comply with NZS 3503 ANODIC TREATMENT OF ALUMINIUM and shall be Kalcolor or Analok finish of not less than 20 microns and a density of  $2.72 \times 10^{-3} \text{ Kg/m}^3$ .

Colour for all frames shall be as specified for the specific application.

All joints and functions shall be assembled and fully sealed and shall be reinforced and securely fixed together using stainless steel screws.

All opening sections shall be gasketed around the inside closing leg with thermoplastic polymer gaskets of appropriate profile.

All glazing beads shall be of the "snap in" type and shall be accurately and neatly fitted with tight fitting junctions at all corners.

MATERIALS, SECTIONS AND FINISHES CONT'D

The fixing of all frames and sub-frames to the building opening structure shall be by the use of proprietary fixing sections and lugs, packed and adjusted to level plane using plastic or nylon packing shims.

Where possible direct fixing through the channel of the frame shall be avoided so as to avoid the likelihood of weather penetrating at the fixing and where such fixings are unavoidable they shall be fully and effectively sealed.

All sub-frames, sash channels and glazing channels shall be provided with adequate drains to permit the discharge of any collected rainwater to the outside.

All fixings shall be of stainless steel and when fixing to concrete shall be appropriately sized and properly fitted nylon rawl plugs.

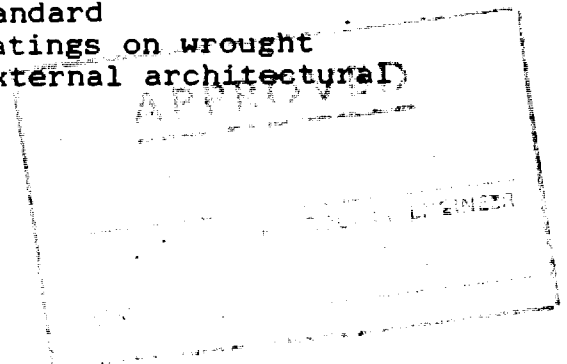
Proper allowance shall be made for the collection and discharge of condensation on side glass surfaces where required and appropriate drainage slots shall be formed in sill or sub-sill sections for the discharge of penetrated weather and/or condensation.

All frames shall be fabricated in such sizes as are transportable and manageable as appropriate and all assembly junctions and their positioning shall be approved by the Architects on the shop drawings presented by the WINDOW CONTRACTOR.

COMPLIANCE WITH STANDARDS

The drawings and specifications relating to the metal windows and glazing sub-contract illustrate methods and details which are believed to comply with the requirements of the standards listed below. However, it shall be the responsibility of the metal window and glazing subcontractor to ensure that the methods, details and sections employed by him for this subcontract shall obtain the approval of the Architects and shall also fully comply with the requirements of the following standards.

- |   |                  |   |
|---|------------------|---|
| - | NZS 4203:1976    | Code of Practice for General Structural Design and Design Loadings for Buildings    |
| - | NZS 4211         | Performance of Windows  |
| - | NZS 2258         | Recommendations for Glass and Glazing   |
| - | TT-S-00227 a & b | Polysulphide Standard   |
| - | NZS 3503         | Anodic oxide coatings on wrought aluminium for external architectural applications. |



COMPLIANCE WITH STANDARDS CONT'D

- NZS 3504 Specification for Aluminium Windows.

HARDWARE

All hardware shall be of the best quality generally of the same colour and finish as for the window frames. Samples of the hardware to be used shall first be submitted to the Architects for approval before being incorporated in the work.

All aluminium frames, sashes, shall be hung using heavy-duty aluminium Interlock or similar approved friction stays and shall be secured with two approved metal wedge fasteners and fitted with an approved metal 'D' type handle for their operation.

SEALANTS AND GLAZING COMPOUNDS

Mastic for all mastic fillets and caulking of frames assemblies shall be butyl mastic or equal approved, liberally applied with a gun using a free-flow general purpose nozzle to produce fillets commensurate with the best trade practice and as shown on the future details supplied by the WINDOW MANUFACTURER.

Glazing sealants for aluminium framed windows shall be BR606 Butyl Mastic sealant as inside seal and Thermoplastic polymer glazing gaskets as primary external seal.

Special care shall be taken to ensure that all gaskets are sufficiently relaxed before and during installation to ensure that shrinkage and pulling of corners does not occur after installation.

SIZES

All window frames shall be purpose-made to fit exactly the individual openings. Any errors in sizes shall be the manufacturer's responsibility and shall be corrected at his expense.

SHOP DRAWINGS

Before manufacture of any window frames the manufacturers shall prepare fully detailed shop drawings of all such windows, showing site-measured dimensions, positions and details of all fixings, show full size details of all frame members, sash members and all frame assemblies and the like; and shall make all such amendments to these drawings and details as the Architects may require before giving their approval, and shall supply all necessary copies of the fully approved drawings and details to the Architects and the Contractor as may be required.

### GLASS AND GLAZING WORK

All glass shall be best quality glass of approved manufacture and of the kinds specified.

All glass and glazing work shall comply with NZS 2258 Recommendations for Glass and Glazing.

All glazing work shall be carried out by skilled tradesmen in accordance with the best trade practice. Glass shall be cut to achieve proper clearances to rebates and grooves and shall be so cut, ground, treated or polished as appropriate as to avoid reflections from the cut edge. All mitres and butt joint junctions shall be accurately cut and ground and lightly arrissed. Sealants to butt joints or mitres shall be proprietary clear elastomeric sealants of approved manufacture.

### GUARANTEES

The metal window subcontractor shall furnish to the main contractor who shall in turn provide to the Architects a full and effective written guarantee that the whole of the work contained in this subcontract will remain free from any defects in both materials and/or workmanship for a period of two years effective from the date of "Practical Completion" as defined in the contract documents.

Such guarantee shall cover the full making good of any defects that may appear and the rectification of any damage consequent upon defective workmanship or materials of this subcontract.

### WINDOW SECTIONS AND DETAILS

Details of windows shown on the architectural drawings serve only as a guide to the nature and intent of the work and in no way restrict the Window Subcontractor in the substitution of sections to suit production techniques. It shall be the responsibility of the Window Subcontractor to recommend metal gauges and sections appropriate to the requirements conveyed by the details and as specified.

### CONSERVATORY GLAZING

Allow the sum of \$7000.00 for supply and installation complete of aluminium glazing bar system including side hung door fully flashed and sealed to structure and glazed throughout.

CARPENTRYPRELIMINARY

Refer to the NZIA General Conditions of Contract and Preliminary & General section of this specification which apply to this section of the work.

STANDARDS

The provision of NZS 3604:1984 "Light Timber Frame Buildings" are deemed part of this Contract except where modified by this Specification and accompanying drawings.

TIMBER USES

Timber which is to be permanently incorporated in the building shall not be used as scaffolding, boxing or for any other temporary purpose.

STACKING

All timber immediately on arrival at the site, shall be fillet-stacked. All joinery, kiln-dried timber, seasoned timber, treated timber and all dressed timber shall be continuously protected from the weather and from damage during the currency of the Contract.

SPACING

Timbers throughout shall be regularly spaced at centres as shown on the drawings but where no such indication is given on the drawings or in this Specification, such centres shall be as stated in NZS 3604:1984. The regular spacing shall be reduced where required to fit in with pre-determined intervals or convenient sizes of wall lining sheets, which shall be 1200mm sheets generally and studs at not exceeding 600mm centres.

THICKNESSING

All framing timbers in walls and partitions shall be gauged and dressed in width where required to produce regular plane surfaces to walls and partitions. Sub-lining on walls and roofs behind Hardiflex or similar sheets shall be thicknessed.

FABRICATION AND ERECTION

The work shall be carried out in accordance with best trade practice executed by competent craftsmen using equipment, materials and processes that are adequate for the purpose..

Studs and other timber shall not be cut across the grain for the purpose of straightening.

FABRICATION AND ERECTION CONT'D

At all points of attachment and contact, all timber shall be secured generally with not less than two nails driven well home to ensure secure attachment and rigidity. Nails and brads in all painted work, all flooring, all joinery and all finishing work shall be nearly punched below the surface.

Where screws are used, holes shall be drilled in the attached member giving only sufficient clearance to ensure a sliding fit. Holes in the second member shall be drilled to give a secure hold to screw without splitting the wood. Screws shall not be hammered.

Nuts shall be tightened to the full reasonable extent and shall be re-tightened during the course of the contract.

NAILS

Nails, brads, screws and bolts shall be of steel except where liable to corrosion. Where inserted in Totara or Redwood and where covered with substances such as plaster, paste or water paints, fastening shall be of either non-corrodible metal or coated with a corrosion resistant material; screws in flooring or where exposed to the weather shall be galvanised or solid brass.

Screws used for the attachment of hardware shall be of appropriate material and pattern to match such hardware.

Nails generally shall penetrate the second or holding timber at least half their length, except that where the second timber is Pinus Radiata, the length of the nails shall be increased by 25%. Brads which shall be used generally to attach weatherboards, flooring, lining and finishings shall be in length three times the thickness of the attached materials with a minimum length of 19mm.

All nails in laps, scarves, halving etc of framing timber shall be not less than 25mm longer than the total thickness of timbers through which they are driven and shall have the ends well clenched.

Black bolts and nuts shall be in accordance with NZS 865, beads, panels, parting strips and similar items as shown on the drawings and intended for removal at times for access shall be fixed with brass screws and caps.

### SCREWS

Unless otherwise specified, screws shall be of steel and of suitable gauge and lengths to obtain secure fastenings. All screws shall be countersunk, neatly flush or sufficiently recessed to allow for flush stopping.

Screws fastening metalwork shall be of the same material and finish except where otherwise specified.

### BOLTING TIMBERWORK

Bolts not otherwise specified or shown shall be 12mm dia. spaced at 1m centres with washers or metal plates. Unless detailed otherwise, washers shall be 34mm, 3mm thick washers. Nuts shall have full threads long enough to prevent jamming.

Bolts in concrete work shall be set 155mm into concrete and where closer than 75mm to edge shall be bent into the body of the concrete. (See also under 'Concrete Work'). All bolts exposed to the weather shall be galvanised. Stainless steel bolts shall be used in all cases where particularly shown or specified.

### PERCUSSION FASTENINGS

The use of percussion fastenings will not be tolerated except with the Architect's approval or if specifically detailed.

### TRIP-L-GRIPS OR MULTI-GRIPS

Trip-L-grips or Multi-grips shall be used in locations where detailed and in complete accordance with the manufacturer's recommendations. Trip-L-grips fastenings shall be true and free from distortion and be securely fastened by the correct form of galvanised clout fixings with clouts applied in all holes of all fastenings.



### CHECKING AND CUTTING

All checking and cutting of timber shall be avoided wherever possible and shall be limited to such dimensions as will not prejudice the purpose for which the timber members are used.

Holing or checking within 400mm of the ends of members shall be avoided. Holes for services shall be at the neutral axis and of minimum dimension through timber.

### TIMBER QUALITY

It is essential that the tender be based on the species and grades specified. Should the Contractor be unable to obtain any specified timber he shall prepare a detailed schedule of timber available, duly priced and submitted to the Architect for his approval.

### SEASONING

All timbers shall be seasoned either in the open air or in an approved kiln by approved processes. Timber for joinery and timber which is dressed shall be reduced to a moisture content of from 12% to 18% based on oven dry weight, such seasoning taking place before machining; other timber shall be reduced to a moisture content of not more than 25%.

### PRIMING

Prime with pure red lead priming all joints and abutting surfaces. Prime all round finishing timber and all flashings, both sides before fixing.

### TIMBER TREATMENT

All timber specified to be treated shall comply with the provisions of the "Timber Preservation Regulations 1955" and the specifications issued by the Timber Preservation Authority, and shall have not less than the minimum retentions recommended by the Authority.

All treated timber shall be readily identifiable by colouring, end branded or face branding as laid down in the regulations, and any timber delivered to the site which cannot be so identifiable will be rejected.

The Contractor shall provide all facilities required to enable tests during the erection of the building.

### FINISH

All timber surfaces exposed to view shall be dressed to a smooth surface consistent with the situation. In addition all floors, doors, windows, interior finishing timber, interior joinery and fittings shall be sandpapered to a smooth, even finish and shall be scraped if required, beforehand. Remove all arises, all rough and uneven patches, hammer marks and other surface defects before painting, etc. has begun.

No stains shall show on any timber which is to have a natural or varnished finish.

### WORK FOR OTHER TRADES

Wait on all trades, cut or bore timber as they may require, provide and fix all blocks, supports, dwangs etc.

Reduce to a minimum the cutting of joists, studs and other structural members and in no circumstances cut into or check beams and joints within the middle third of the length. Where the holes are unavoidable, drill centrally in the height of the member and not exceeding 25mm diameter.

Attachments to concrete shall be by bolts engaging in malleable expanding sockets to approved design or by the use of high tensile steel nails as described in "BOLTING TIMBERWORK" above.

### WOOD FILLETS ETC

Provide and fix all wood fillets, rolls, etc as required by other trades. Provide and fix wood fillets to all external corners of walls and positions in the interior of the buildings to stop linings as detailed.

### DAMP PROOF COURSE

Damp proof course shall consist of 2-ply bitumised felt fabric unless otherwise specified.

### GAUGING AND CHECKING

All plates and trimmers shall be checked for studs and all studs shall be checked for trimmers, the check for studs shall be approximately 6.5mm deep, and 13mm deep for lintels gauged from the opposite face of the timber, excepting that in the case of non-bearing partitions, the plates need not be checked provided they are nailed to studs before erection.

CO-OPERATE WITH OTHER TRADES

Trim for all wall vents, hose tap, power connection, etc., as required by other services. Provide and fix all necessary woodwork and finishing.

SCOPE

The scope of the work of this trade includes:

- a) All carpentry work required to complete the dwelling.
- b) Fitting of all joinery.

TIMBER SCHEDULE

All partition framing roof & ceiling framing.

Exterior finishing timbers generally

Balcony framing timbers, posts, braces floor joists etc. External brackets.

Balcony decking timber

Interior finishing timbers generally

Kitchen fittings exposed faces

Interior exposed ceiling beams

Sheathing ply bracing

Interior doors

No 1 framing grade radiata pine gauged diffusion treated. Radiata pine finger jointed pressure treated H1.

No 1 framing radiata pine, pressure treated H3.

Dressed radiata pine pressure treated H3.

Dressing A rimu.

Dressing A rimu.

Douglas fir engineering grade dressed.

7.5mm exterior quality construction plywood.

Flush hollow core rimu veneer faced 'Placarol' or equal with clashing strips 2 sides.

EXTERIOR LININGSA Cedar board

Provide and fix 150 x 25 T & G Cedar board to soffits and side cheeks of projecting windows to kitchen and dining room area. Also 25mm thick matching cedar facing boards to window surrounds grooved at external corners for hidden flashings. Fix cedar with 60mm copper rosehead nails. Nails driven tight onto face of timber without punching.

(b) Hardiflex

Provide and fix 7.5 mm 'Hardiflex' linings timber framed lower level walls, and eaves soffits. Set out wall sheets in even full width sections without horizontal joints, fix to manufacturer's recommendations and with PVC jointers and corner moulds. Allow for door and window head flashings. locations strictly to manufacturer's instructions.

STUCCO WALLS

Fit Dimond "Riblath" expanded metal lathing horizontally across studs and over breather paper. Nailing through ribs and staggering end joints of material and generally in conformity with manufacturer's recommendations. Provide also Riblath control joints expanded beads at window heads and base, all fitted and positioned strictly to the manufacturer's recommendations. Co-operate fully with the plasterer.

WALL AND ROOF FRAMING

Build up all timber wall and roof framing as indicated on drawings and to the requirements of NZS 3604. Framing to be 100 x 50 studs not exceeding 600crs. and to suit wall linings. Dwangs to be full width at 685 min centres provide lintels and beams as shown and required. Build up roof framing as shown all securely spiked and braced together.

BUILDING PAPER

Provide and fix 'Flamestop' 660 building paper over timber purlins to roof areas.

Provide and fix 'Flamestop' 650 to all new external wall areas, all to manufacturer's instructions.

INSULATION MATERIALS

Fix 100mm fibreglass insulation to all ceilings as indicated on drawings and to manufacturer's instructions. Neatly fit between studs, dwangs and other framing. Fit 75mm fibreglass insulation to all walls.

WOOD FINISHINGS

All finishings shall include architraves, skirtings, bedmoulds, window boards, aprons, jamb and head linings, cappings, cornices, pelmets and all other finishing members either details, scheduled or specified to leave all work complete and properly finished in all respects.

All finishing timbers shall be in long lengths neatly and accurately fitted with intersections scribed or mitred. All such finishings shall be free from irregularities of every kind, sanded and scraped to remove hammer marks or other defects or blemishes.

Generally where not otherwise indicated or specified, all junctions between dissimilar materials shall be beaded with 20mm x 12mm finished, right angle beads with internal angle splayed 45o, to leave the entire work complete in all respects.

INTERIOR LININGS

- (a) Hardboard to joinery fittings and elsewhere shall be 4.8mm thick full sheet widths and small V butt joints four sides evenly spaced. Fix with 30mm long cadmium plated brads at 100mm centres on edges and 200mm centres on interior supports. Punch and stop all brads.
- (b) Plastic faced wallboard in bathroom shall be Formica 'Aquapanel' of colour to be selected by owner. All work to be in strict accordance with the manufacturer's recommendations.
- (c) Gibraltar Board Wall and Ceiling linings  
Generally walls and ceilings shall be lined with 9.5mm gibraltar board fixed and stopped according to manufacturer's instructions.
- (d) Plywood  
Provide 7.5mm exterior quality construction plywood sheet bracing where indicated and fix to NZS 3604 requirements.

GARAGE DOOR

Supply and fix 3000 wide x 2000 high colorcoated steel garage "Tilt-a-door" complete with locks and furniture. Fixed to manufacturer's instructions.

STAIRCASE

Build in staircase and balustrading etc supplied by Joiner complete with all necessary fixing brackets, bearers and finishing bead required.

Allow to provide and fix finished DA Rimu shaped handrails to all stairs as indicated on drawings. Fit on bronze brackets.

LINEN CUPBOARD

Supply and fix slatted shelving to linen cupboards and complete with bifolding louvred timber doors on Henderson Twinfold track.

WARDROBES ETC

Supply and fix C.P. coat rails, hat shelves and bifolding louvred timber doors to all wardrobes shown on drawings. Hang doors on Henderson "Twinfold" track.

JOINERY

Allow to fix in place all kitchen fittings, doors and other joinery. Scribe and complete as necessary with cover battens, architraves or other finishing timbers as may be required.

C.A. SLIDER

Provide and fix C.A. slider door to the position indicated on drawings.

FINISHES etc

Allow to finish all interior exposed woodwork. Construct toe spaces to all built-in fittings.

FLOORING

Provide 20mm HD particle board flooring with all edges supported on joists or dwangs fixed to manufacturer's recommendations and with all nails punched.

WOODBURNER

Allow to install Masport or similar potbelly stove complete with flue kit and cowl. Construct also fire hearth and heat screen as detailed. Supply of heater and components by owner.

HARDWARE

Allow the PC sum of \$2000 for supply only of door and cabinet hardware to later selection of the owner.

Allow to fix mortice latches or locks to all doors also deadlocks to exterior doors, drawers and cupboard handles and roller catches to all cupboard fittings.

BALUSTRADE

Allow to fix proprietary metal balustrade to outer edge of balcony and head of staircase. Balustrade to be selected and purchased by owner.

LAUNDRY TUB

Allow the sum of \$300.00 for purchase of stainless steel laundry tub with cabinet. Allow to take delivery. Fix.

PLASTERING

Plastering shall be undertaken by a tradesman well familiar with Stucco plaster work and in accordance with relevant clause of NZS 4251. The work shall be carried out after all major interior lining work is completed. Plaster shall be applied in 3 coats of progressively weaker mix to total thickness of 21mm:

Base coat	:	1:3	Cement sand
Second coat	:	1:1/2:4 1/2	Cement lime sand
Finish coat	:	1:1:6	Cement lime sand

Application of plaster shall be out of direct sun with shade cloths used where necessary. Each coat shall be properly cured and protected from rapid drying for a minimum of 7 days. Provide 10mm control joints polysulphide filled over the Riblath control joints and separating sections of second coat work. Finish coat shall carry across control joints. Texture to be used on the finish coat shall be agreed with the Architect before the work is commenced. At window jambs provide similar sealant filled control joints all as recommended in the codes.

PROTECTION

Protect all adjacent surfaces from damage by plaster droppings particularly, aluminium and glass surfaces which shall be washed immediately following any contact with plaster.

JOINERPRELIMINARY

Refer to the NZIA General Conditions of Contract and the Preliminary and General section of this Specification which are equally binding on all sections.

This section refers to the manufacture of items customarily carried out in a shop. The fixing of such items and the carrying out of work customarily done on the job is specified under "Carpentry".

WORKMANSHIP

All joinery shall be made in accordance with best trade practice by a subcontractor of sound repute in suitably fitted up workshops using tools, machines and equipment appropriate for the job, following details, drawings and instructions to the approval of the Architects to whom all reasonable facilities of access to the workshop shall be granted during normal working hours.

Assemble doors, frames and fittings by joints appropriate to the job, mortice and tenon, housing and dowelling shall be used whenever practicably and in preference to nailing. Fix glue blocks wherever required. Joints shall be accurately cut and fitted and well glued to develop the full strength - see Clause 27 of NZSS 468.

Make provision for reassembly on the job of items too large to be delivered in one piece.

Work when assembled shall have all joints as close as practicable and methods shall be adopted to allow for shrinkage and to prevent undue working and twisting. All joinery timbers shall be machine dressed on four faces, and all exposed faces shall be sandpapered or hand finished to a fine finish.

Hammer bruises and other dents, chips shall be raised or filled by suitable methods, holes stopped and all lumps smoothed off. Stopping shall be coloured where not obscured by paint.

Joinery work shall be assembled with concealed nails and screws, morticed and tenoned joints, dowelled and glued with waterproof glue throughout. All scribing, mitreing, scarfing and joining shall be accurately done and close fitting.

No joinery shall be fitted until walls and floors are thoroughly dried out.

Fillets, moulds, skirtings and the like shall be planted or unless otherwise described and shall include for all mitreing, scribing and fitted ends.



## MATERIALS

All relevant clauses in CARPENTER section shall apply to this section of the specification.

All timbers shall confirm to the standard grading requirements for strength, classification, tolerances, cutting and mill dressing as specified in the relevant SANZ standards and NZS 3631:1971 (National Grading Rules).

All timber dimensions stated are finished dressed sizes.

Timber for concealed framing shall be of D.A. Rimu.

Timber for joinery work shall be of Dressing A Rimu or such other timber specifically called for on the drawings or in the specification and shall be kiln dried to a moisture content of between 12% and 15%.

Mouldings shall be true to detail, cleanly cut with sharp edges and shall match adjoining finishing timbers.

Timbers required to receive natural finish shall be solid or veneered as specified.

Veneered particle board shall be balanced with veneer on both sides of board.

Laminated plastic shall be 1.25 thick for horizontal surfaces and 0.9mm thick for vertical surfaces and shall be fixed with contact adhesive and bonded under pressure.

## FASTENINGS

The use of nails and brads shall be reduced to a minimum and the latter shall be used in preference to the former.

Nails, brads, screws and bolts shall be of steel, except that:-

- a) Where liable to corrosion (used in Totara or Redwood) they shall be either of non-corrodible metal or coated with a corrosion-resistant material.
- b) That where necessarily exposed they shall be of design and material to harmonise with fittings or attached hardware. Lengths and gauges shall be in accordance with sound trade practice.

### DOWELS

Dowels shall be of thoroughly seasoned hard Beech, Red Beech, Silver Beech, Imported Birch, or approved Australian hardwoods and shall have vent grooves. Tawa may be used provided it has been kiln-dried and treated with preservative both by approved processes.

### HARDWARE

Hardware generally will be included in the PC sum mentioned under the same heading in the "Carpentry" section with the provisions in that clause applying to the "Joinery" section with equal import. Hinges shall be provided by the "Joiner".

### SEASONING

All timbers shall be seasoned either in the open air or in an approved kiln by approved processes, and shall be reduced to a moisture content of from 12% to 18% based on oven-dry weight, such seasoning taking place before machining.

Kiln drying shall be carried out in accordance with NZSS 632.

### FINISH

All joinery timbers for special fittings and all surfaces exposed to view, shall be machine dressed on four faces and the exposed surfaces cleanly sandpapered. All arrises shall be barely rubbed off.

Hammer bruises etc. shall be avoided as far as possible, and where unavoidable shall be raised or filled by approved methods. All holes shall be stopped and lumps smoothed off. Stopping to varnished work shall match the timber in question.

All external joinery to be painted including sashes and doors shall be primed on all surfaces before leaving the shop.

All joinery to be varnished shall be sealed either before or as soon as practicable after fixing. No water stains or other blemishes caused by other trades or by whatever means will be acceptable.

DOORS

All doors shall be approved recognised manufacture to highest standards framed and joined as scheduled. All glazing in doors shall be fixed with wood beads and anti-rattle filling. Flush doors to finished thickness scheduled. Solid flush doors to have solid laminated cores, cross banded and face veneered with 13mm clashing strips of approved timbers. Co-operate with Floor Layer to enable door clearance to suit thickness of floor covering. Where not otherwise specified, hollow core flush doors to have approved form of frame and cores with 5mm thick selected plywood faces pressed and glued with 13mm clashing strips on both edges, as above.

EXTERNAL DOORS

Provide framed braced and battened main entry door in cedar timber prepared for clear finish. All as detailed.

Provide framed and battened rear entry door in pressure treated radiata pine for paint finish.

DOOR FRAMES

Provide solid DA Rimu timber door frames to all internal doors.

JOINERY UNITS

Allow to construct the following units:

Bathroom Vanity Unit all as detailed with "Akronite" type top to later selection.

Shelves and doors faced with cabinet veneer (Formica Beautyboard).

KITCHEN FITTINGS

Bench and cabinet units all as detailed. Top surfaces Formica laminate to selected colours. Interior shelves Formica "Beautyboard". Carcase drawer and doors lacquer spray finish to selected colours to be workshop applied.

Hang all cupboard doors on "Furnco" type concealed hinges.

ROOFERPRELIMINARY

Refer to the NZIA General Conditions of Contract and Preliminary & General section of this specification which apply to this section of the work.

WORKMANSHIP

All work shall be carried out by tradesmen experienced in sheetmetal work, more particularly in handling, fixing and flashing of the materials specified and using adequate tools and equipment to ensure a first-class job.

Fix all roofing and accessories strictly in accordance with the manufacturer's instructions. Where such instructions vary from the specification clauses below these shall be referred to the Architect for decision before proceeding.

Ridge and other details shown on drawings may in some cases not suit the differing profiles of the alternative brands of roofing available, and in all such cases the Contractor shall submit amended details for the Architect's approval.

GUARANTEE

The Contractor shall furnish a written guarantee in the form required by the Architect that the roofing will remain weatherproof for a period of five years after the expiry date of the maintenance period. This guarantee shall cover the making good of any defects which may appear and rectifying any damage to the interior or exterior of the building due to defective materials or workmanship.

BUILDING PAPER UNDER ROOFING

Over all roof areas lay AHI Flamestop 650 reinforced Breather type building paper, laid horizontally commencing at eaves, with minimum laps of 150mm and fixed with galvanised clouts at 300mm centres in 3 rows per width of roll.

Building paper shall comply with the requirements of NZS 2295.

GUTTERS

Fix Luxalon Aluminium Colorcote square profile gutters with concealed brackets in selected colour. Run gutters with falls to outlets carefully positioned to suit required downpipe positions as indicated on drawings. Co-operate with Plumber. Fix with aluminium concealed brackets at 900 max centres.

THE BATTENS

Timber tile battens to be 50 x 50 radiata pine treated, securely spiked to each rafter with min 75mm long galvanised nails. Carefully locate batten joints at centre of rafters. Carefully and accurately set out lines of battens to tile manufacturers requirements.

CONCRETE TILES

Materials and workmanship shall comply with NZS 4206 1973 (Specification for Concrete Interlocking Roof Tiles). Tiles shall be Monier "Elabana" profile concrete tiles. Colour to be selected. Fix with Moniers security clips and to meet the requirements of high exposure site. In particular, fix all perimeter tiles and alternative tiles elsewhere. Screw fix barge and ridge files throughout all with galvanised screws of recommended gauge and length. Carefully close cut tiles against side abutment and overflash with lead.

Fully mortar bed ridge and verge tiles with matching colour stained mortar. Fix Monier standard verge and ridge tiles.

Co-operate with plumber and particularly for all roof penetrations including metal chimney and vents. Leave all watertight.

BUTYNOL DORMER ROOFS

Allow to supply and fix 1.0mm Butynol membrane over 12.5 Cpd grade. Construction ply decking over dormer windows all as detailed.

Butynol to be fully adhered to decking and all joints and all edges. Material to be laid by a specialist sub-contractor used to working with the material and using manufacturer's recommended adhesives and methods. Carefully seal to drip flashing at gutters secured with overflashing at verges and continue up over tile batten, all as indicated and to leave all watertight and in first class condition.

**GUARANTEE**

The Butynol roofing Contractor shall furnish a written guarantee in the form required by the Architect that the roofing will remain weatherproof for 10 years following the maintenance period. This guarantee shall cover the making good of any defects which may appear and rectifying any damage to the interior or exterior of the building due to defective materials or workmanship.

PLUMBER AND GAS FITTERPRELIMINARY

All Trade Sections and Subcontractors are subject to the NZIA General Conditions of Contract and to all provisions of the Preliminary Section of this Specification as appropriate.

STANDARDS

All plumbing shall comply with all provisions of the Drainage and Plumbing Regulations and any amendments thereto all as currently in operation together with the appropriate Local By-Laws. The Plumbing subcontractor shall obtain all necessary permits and consents and shall pay all fees for same which relate to his section of the work.

MATERIALS

Not otherwise specified shall be the best of their respective kinds and of gauges, weights and thicknesses scheduled hereafter. All materials to the relevant NZ Standard Specification.

Pipes	Cast Iron	NZSS 286 and 512
	Screwed galvanised wrought iron	NZSS 219
	Copper tube	NZS 1755
	Lead	NZSS 1053
	PVC	NZSS 1920 and BS 3506
Sheet	Galvanised steel	NZSS 1343
	Aluminium	NZSS 1418
	Copper	NZSS 835
	Gas Pipework	NZSS 7646

All incidental materials, fittings, etc. shall be of best quality and used in accordance with recognised trade practice.

ARRANGEMENT OF PIPES

All pipework shall be neatly arranged and wherever practicable shall be concealed except where clearly intended otherwise. All exterior pipework shall be set out from wall to clear surface finish. Wherever pipes pass through exterior walls they shall be properly weathered and carefully caulked with mastic to ensure watertight conditions. All fittings, brackets, bolts, screws, etc used externally, shall be brass or copper unless otherwise shown.

General arrangement of pipes is shown on drawings as a guide only and revision may be made to the Architect's approval. Where pipes are run in pipe ducts or pipe casings, the plumber shall check with Contractor.



### ARRANGEMENT OF PIPES CONT'D

The Plumber shall direct the provision of all holes, access panels and other requirements to suit his services. Where pipes are unavoidably exposed in finished spaces, they shall run in positions approved by the Architect and arranged as neatly and inconspicuously as possible. Exposed interior steel and copper pipes will be painted, PVC piping will be left unpainted.

### WORKMANSHIP

All plumbing work shall be carried out by or under direct control of properly qualified tradesmen and to recognised standards of performance. All jointing materials shall be compatible with the metals in contact. All pipework shall be neatly arranged. Plumber shall co-operate with Contractor to ensure that proper provision for flashings etc. is made.

### SEPARATION OF METALS

Wherever different metals occur in circumstances which could produce contact or electrolytic action by a water film, full precautions shall be taken to ensure adequate separation by use of bituminous felt separators and bituminous paint. Wherever pipes of copper or other metal are in contact with or built into masonry work, they shall be wrapped with Denso tape or similar material to provide complete separation and freedom of movement.

### TEMPERATURE MOVEMENT

All plumbing work shall be arranged in a manner which will respect in full the adjustments arising from contraction or expansion under temperature changes. All such plumbing work shall be arranged with tolerances and a form of jointing which will allow for temperature movement without risk of prejudice to watertight conditions or damage from straining to pipes which will cause general failures and leaks.

### ACCESSIBILITY

All plumbing work shall be arranged in a manner which will allow the utmost future accessibility for repairs and maintenance. Where pipes are unavoidably run in locations to be covered by linings or other finish, special care shall be exercised to mark their locations as soon as linings are positioned to minimise the hazard of nailing penetrating pipes and all such damage arising from nailing or other damage to pipes shall be remedied without delay and all consequential work made good.

WEATHER SEAL AT BOLTS ETC

Wherever pipes, bolts, screws or other fastenings pass through exterior finish such as roofs, weatherboards, etc such pipes or fastenings shall be provided with a suitable compressible weather seal gaskets of the correct size both sides set in mastic and compressed to ensure the absolute security of the weather seal.

TESTING

All water or other plumbing services shall be completed in stages which will allow for proper testing to 1 1/2 times normal working pressures prior to the application of insulation, concealment or other enclosures to pipework. All leaks disclosed from such testing shall be remedied and retested before proceeding. On completion, the whole of the plumbing services shall be subjected to full operational tests with all defects properly remedied.

INSPECTION OF ACCESS

The whole of the plumbing system shall be arranged and installed to enable all wastes, vents and other plumbing pipes to be properly serviced and maintained.

The Plumbing Subcontractor shall confer with the Contractor on provision of inspection eyes, access panels or other services necessary to ensure this result.

WASTE AND SOIL PIPES

All fittings shall have trapped polybutylene or polypropylene and soil pipes sized in accordance with Drainage and Plumbing Regulations and generally as indicated on the plumbing diagrams.

All pipes shall be in polybutylene or polypropylene with full provision for temperature movement to avoid distortion and subsequent damage to the system. All junctions of pipes shall be made watertight with all necessary inspection panels, cleaning eyes, etc as required by the Local Authority. The bottoms of all soil and waste pipes shall have spring bends or slow curve delivery into horizontal pipes or drains and shall be supported to approval.

Provide all inspection panels in soil pipes as required by Drainage Inspector.

VENTS

All fittings throughout shall be vented in strict accordance with Plumbing and Drainage Regulations. All vents shall be in Polypropylene to the Local Authority's approval or in copper. The bottom 1.8m, of external vent pipes at ground level shall be in galvanised wrought iron or cast iron pipe. Connect to all fittings and drains as shown with overflashing at roof and brass wire balloons at top.

PIPE INSULATION

All hot water pipes except short branches to individual fittings shall be insulated with sectional insulation properly fixed with brass clips.

EXPANSION

Make full provision to allow for expansion with fully weatherproofed junctions at all joints and connections.

COCKS

All plumbing fittings shall have "ballofix" isolating valves suitably positioned close to each fitting and on cold and hot water services.

CO-OPERATION

Co-operate with all other trades particularly concreter and carpenter to ensure a co-ordination of the work at all stages.

SCOPE OF PLUMBER'S WORK

Scope of plumbers work includes all work customarily performed by the plumber. Provisions of hot and cold water services, soil pipes, wastes and vents, supply and installation of plumbing fittings as scheduled below. Provision of downpipes and all flashings not included in roofer's work.

FIXTURES

Provide and fix the following fittings:-

- (a) Supply and fix stainless steel sinktop "Blanco multibox", complete with built in waste bin for building into joinery unit.
- (b) Aakronite marble vanity unit top, size approximately 1600 x 500, colour to be selected, for building onto joinery unit.
- (c) Supply "Noel" shower/bath unit B117 size 1160 x 835 x 390 deep in selected colour for building into frame by others.

- (d) Supply and fix McSkimmings Glen Aftan pan in selected colour.
- (e) Supply and fix Dux Trimline toilet, lowlevel cistern and combined seat in selected colour.
- (f) Supply and fix Burns & Ferrall SP3 Stainless Steel shower tray, complete.
- (g) Fix only Burns & Ferrall LP1 Stainless Steel wash tub, complete (mounted on cabinet).

#### TAPS AND VALVES

Kitchen Sink	Methven Centamix faucet D81L
Bathroom:	
Vanity Unit	Methven Centamix basin faucet D91.
Bath	Methven Spa spouts bench mounted 61 x 20. Wall mounted valves D31B x 15mm.
Shower over bath	Methven Hand shower 7443 (with slide rail). Mixing valve Methven Mixa 11 7407 x 15mm.
Shower in laundry	Felton mixer valve and shower.
Laundry tubs	Methven laundry unit taps M35 x 15.

All above valves and fittings to be chrome plate finish. Domes to be as selected.

Hose tap 19 x 15 angled brass.

Provide also brass stop and gate valves as required.

#### HOT WATER CYLINDER

Provide and install Rheem 180 litre low pressure water heater complete with drain line 2KW electric heating element and thermostat.

#### ROOF SUPPLY TANK

Above bathroom ceiling install Nura 135 litre water supply cistern, complete with lid ball valve overflow and all necessary fittings. Cistern to supply both hot and cold service.

MAIN COLD WATER SUPPLY AND STORAGE

Connect new 18mm water supply to Horowhenua County Watermain in PekaPeka Road and run to water storage tank behind garage where indicated on Drawing. All to the requirements of the County. Pay all fees incurred.

Supply and install 3000 litre circular concrete water tank as manufactured by Humes or other approved supplier. Install on prepared hard course and sand base as recommended by supplier. Connect to system with ball valves and overflow as necessary. Provide also McEwen Guinard PHA 34 pressure pump and connect to system to discharge to roof storage cistern. Provide also isolating valve at pump and pressure reducing valve to provide 10-15 psi.

PAINTING AND PAPERHANGINGPRELIMINARY

All trade sections and subcontracts are subject to the NZIA General Conditions of Contract and to all provisions of Preliminary Section of this Specification as appropriate.

STANDARDS

Attention is directed to the following New Zealand Standards all relevant parts of which shall be deemed part of this Contract unless otherwise specified:

NZS 2239 Recommendations for the painting of buildings and current amendments.

NZS 521 Ready mixed paint for undercoats and finishing coats (white and light tints) for use on exterior woodwork.

PROTECTION

The Painter will be held responsible for the proper protection of persons and property in the immediate vicinity of or liable to be affected by his painting operations.

CONDITIONS FOR PAINTING

All painting work shall be undertaken only when the surfaces to be painted are in a fit and proper condition to ensure first-class results. All surfaces for painting, oiling, varnishing or other surface coverings which are required to be properly prepared by other trades and which require remedial work to bring them into suitable condition shall be referred to the Architect for attention before proceeding.

Painting Subcontractor shall take over all surfaces from other trades and shall carry out such normal work for preparation of such surfaces as may be required. Painting Subcontractor shall be fully responsible for defects which arise through lack of proper surface condition of preparation. All external painting work shall be carried out under conditions of weather which will avoid any prejudice to the final results and all surfaces shall be in a suitable condition free from moisture, grease, dust, dirt or other deleterious circumstances.

Any painting work damaged by subsequent weather shall be properly remedied, prepared and redone.

### MATERIALS

All materials ready mixed highest quality reputable NZ manufacture delivered in unopened containers and approved by Architect. Primers and undercoats in any paint system shall be as approved by the manufacturer of the finishing coats.

Precautions taken to prevent staining flooring, etc. Painting, oiling or varnishing only in clean rooms free from dust and finished work protected. Materials used only for purpose and in manner intended and to comply with manufacturer's instructions.

Thinning to manufacturer's recommendations only.

### WORKMANSHIP

The work shall be carried out by competent tradesmen in accordance with sound trade practice, using tools and equipment suitable for ensuring a first-class job.

Treatments and finishes of a special nature shall be done by men experienced and competent in such work.

Any one coat shall be completed before succeeding coats are applied. Paint shall impinge on glass for weather protection.

Top and bottom edges of all external doors, sashes, facings, etc shall be painted and same number of coats as the exposed surfaces.

No external work shall be done during frosty or inclement weather and in the likelihood of frost, work in shaded portions shall cease at least four hours before sunset. Any work damaged by dust, rain or other causes shall be rubbed down and recoated.

### PRIMERS

Refer to various subtrades for work primed under that section of the work.

Work to be primed before fixing shall include all exterior wood joinery, frames etc. All exterior wood finishing work generally. Ferrous metal work shall be pre-primed whether galvanised or otherwise. All primed surfaces shall be made good on site as necessary before applying undercoats. No primer shall be permitted to remain exposed on exterior paintwork for more than one month. Thereafter it shall be sanded and recoated before application of undercoats.



UNDERCOATS

Undercoats shall be adjusted to the respective finishing coats in terms of the provisions of NZS 521 and shall be tinted to differ in colour from superimposed finishing coats; such tinting pigments will be regarded as extenders.

STOPPING

All work properly and neatly stopped on priming coat or sealing coat on timber use first quality oil putty worked to suitable plasticity used fresh and solidly placed to finish clean and smooth. Putty tinted for varnish work.

RUBBING DOWN

Rub down thoroughly between coats. Interior work rub down with fine papers between coats.

CLEANING

All floors etc, left perfectly clean on completion with rubbish removed and premises swept out. All glass cleaned both sides, with paint spots, smears, etc. removed. In cleaning glass, avoid scratching surfaces.

SCOPE:EXTERIOR FINISHES

- 1) Priming, undercoating and high gloss enamel finishing to all exterior barges fascias, and finishing timbers.
- 2) Hardiflex soffits. Hardiflex flat wall sheathing: Sealed and 2 coats PVA paint.
- 3) Deck battens and framing timbers:- 2 coats linseed oil stain (Goldex NF11 or other approved).
- 4) Concrete block walls: Apply Resene x 200 sealing paint in 3 coats all to manufacturer's recommendations.
- 5) Stucco. Sealed and 2 coats PVA paint.

INTERIOR FINISHES Main Floor Level

Ceilings generally Seal & 2 coats flat PVA paint.

Walls generally  
except bathroom Seal and wallpaper to be selected.  
Allow \$25/roll.

Bathroom:  
Ceiling Seal undercoat and high gloss enamel.  
Walls Tarkett "Wetwall" to be selected.

Doors Architraves  
and finishing  
timbers Satin polyurethane: Seal and 2 coats.

Staircase &  
Handrails Satin polyurethane: Seal and 2 coats.

Particle Board  
flooring To later instructions.

Kitchen joinery  
units Supplied in lacquer finish.

Cupboard shelves Satin polyurethane: Seal and 2 coats.

LOWER LEVEL

Stair Entryway As main floor.

Laundry:  
Ceiling and walls Seal undercoat & H.G. enamel.  
Doors and frames Prime undercoat and H.G. enamel.

All colours to later selection.

PARTICLE BOARD FLOORS

Particle Board floors apart from bathroom and kitchen areas are to have nails punched and filled and sanded, followed by application of 4 coats Resene Polythane (clear polyurethane coating). Apply to manufacturer's recommendations.

55.  
ELECTRICAL

PRELIMINARY

Refer to the NZIA General Conditions of Contract and Preliminary and General Sections of this Specification which are equally binding on all sections.

SCOPE

The scope of this contract is the complete installation of all electrical work for this project.

PERMIT

The Electrician shall obtain the necessary permit before commencing the work and shall pay all fees and other charges, incidental to the contract.

DRAWINGS

The accompanying drawings show the general arrangement and details of the work and shall be adhered to in every respect unless written authority to the contrary is given by the Architect. Drawings and Specification shall be read together, and anything shown and not specified or vice versa shall be equally binding as though included in both.

POSITIONS

The Electrician shall install the points, equipment etc., in the positions shown on plans, unless instructed otherwise by the Owners. Should any point be installed in the wrong position or contrary in instructions, the Electrician shall alter such point to the correct position at his own expense.

RULES

All electrical wiring work shall be carried out by Registered Electrical workmen and shall be subject to the conditions in the following clauses, be strictly in accordance with the drawings and specification and to the satisfaction of the Architect. Nothing in this specification shall be interpreted to permit to demand work forbidden by or of lower quality than the requirements of the "Dominion of New Zealand" - Wiring and Supply Regulations and Amendments 1961.

The Electrician must allow for the more costly requirements should a conflict exist.

HOLES

The Contractor and other trades will leave holes for conduit and the like and make good after installation, but it shall be the responsibility of the Electrician to advise such tradesmen as to the exact location of such holes etc., before concrete is poured or framing commenced. Any holes requiring to be cut after such work is completed shall be carried out by the respective trade and the surfaces made good at the Electrician's expense.

CO-OPERATION

The Electrician shall co-operate with all trades so that work can be carried out with the utmost expedition.

WIRING

Allow to run new lighting and power circuits in TPS cable from switchboard to various new positions shown on drawings. Conceal all wiring within new timber walls.

Where it is not possible to conceal wiring run in PVC conduit firmly screwed to walls and accurately aligned.

LIGHT SWITCHES

Shall be PDL rocker type with bakelite covers with flush metal boxes normal mounting height to be 1000mm above floor level.

PROTECTION OF TPS CABLES

TPS Cables shall:-

- a) Have all conductors insulated.
- b) Be adequately protected where they pass through walls, floors, plaster, concrete or where they otherwise may be subject to abuse. In particular protection must be provided where cable is fixed to joinery benches of fittings and ductways or conduit must be provided.

PROHIBITED USE OF TPS CABLES

TPS Cables shall not:-

- a) Run in any situation where timbers have been treated or likely to be treated with tar, oil, cresote or allied products.
- b) Embedded entirely in plastic or concrete.
- c) Installed where haunching or long horizontal runs are necessary unless there is no alternative and prior consent has been given.

POWER POINTS

Generally power points shall be PDL rocker type with bakelite covers and switch outlets fitted to metal boxes set in flush with wall.

NEW LIGHT FITTINGS

Allow to install new light fittings of the owner's choice and cost, in the positions indicated or required by the owners.

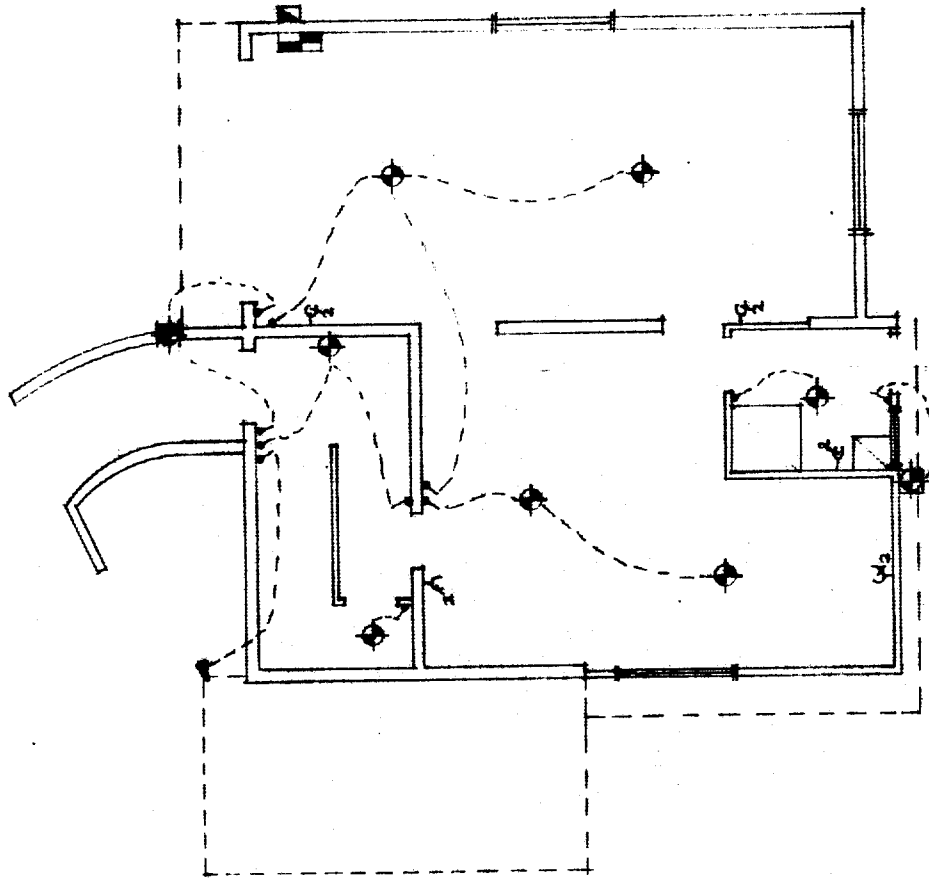
MAINS AND SWITCHBOARD

Allow to run underground mains. Supply to metreboard to east wall of garage accessible from the outside. Supply and install main fuseboard as positioned on drawings.

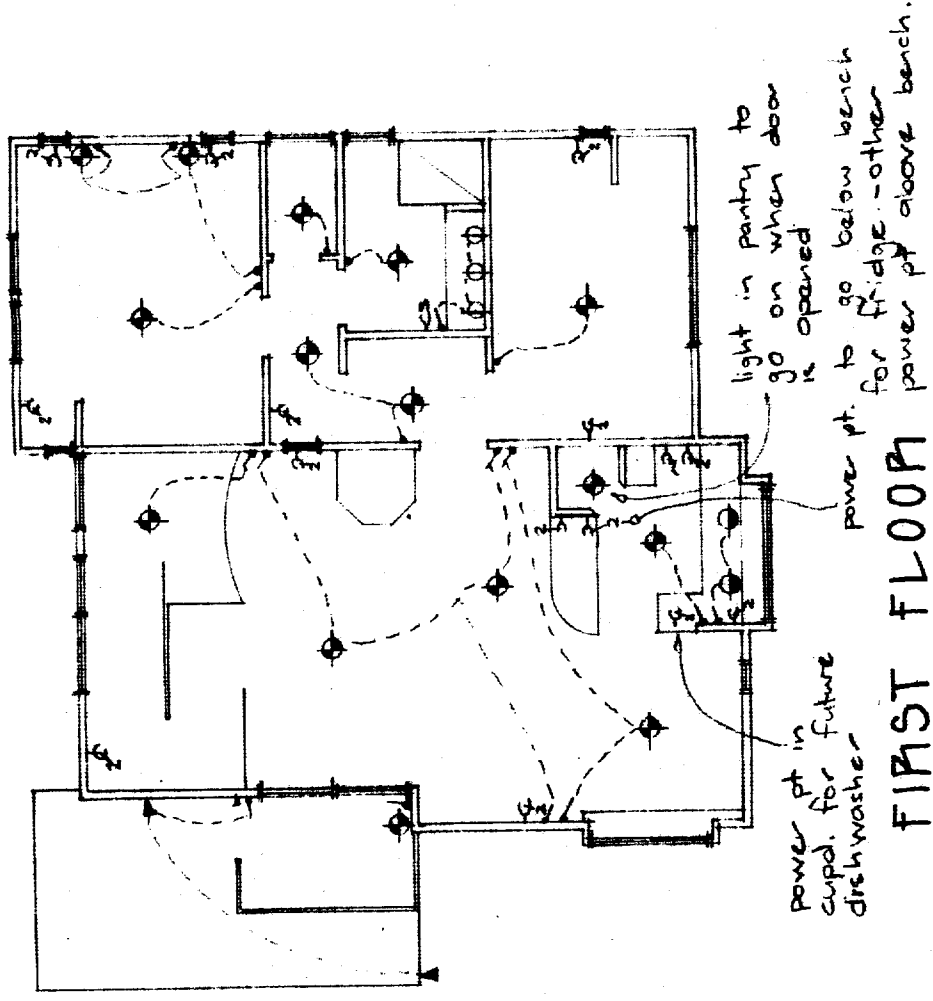
APPLIANCES

Allow to wire the following appliances supplied by others:-

- a) Electric Cooker.
- b) Hot water cylinder.
- c) Automatic washing machine.



GROUND FLOOR



FIRST FLOOR

Symbols

- G<sub>2</sub> twin socket power pt.
- C<sub>3</sub> power pt. for 12V shower
- G<sub>4</sub> wired in socket with switch
- wall mounted incandescent fitting
- incandescent fitting
- incandescent fitting (water proof)
- recessed downlight
- feature lights over mirror in bathroom
- ▲ adjustable spot.

ELECTRICAL PLAN  
GARDINER HOUSE  
PENNA PENNA

13.5.88 B.H.P.

FLOORINGPRELIMINARY

The Preliminary and General Conditions of Contract sections of this specification shall apply to this trade.

MATERIALS

The following materials provided for in this trade consist of:-

1. Flexible sheet vinyl.

LIMITS

Flooring material generally shall be laid over structural limits of the spaces concerned and will finish hard against wall lines or be coved as required.

THRESHOLDS

Where materials butt at edges and junctions allow to provide anodised aluminium threshold strips securely screwed to floor slab with countersunk cadmium plated screws at 400 max. centres. These thresholds to be carefully fitted and floor levels adjusted where necessary with floor levelling compound to ensure smooth transitions between surfaces in all cases. Note special detail between carpet and parquet flooring at second floor level.

OTHER TRADES

The floor layer shall inspect all floor surfaces throughout before commencing operations and immediately report to the general contractor any defects which would prevent a satisfactory finish being obtained. Once the sub-contractor commences laying flooring it is assumed that he will take responsibility for the condition of the floor and will produce work of a first-class standard.

PREPARATION OF SURFACES

Notwithstanding provisions in other sections of the specification it shall be the responsibility of the flooring sub-contractor to ensure all surfaces are in a suitable condition to enable a first-class finish to be obtained. To that end he shall clean up surfaces, remove imperfections by filling etc, and apply such sealers or other materials as are necessary in accordance with sound trade practise. All such preparatory work including cost of materials shall be deemed to be included in the contract.

### SUITABILITY OF SURFACE

No flooring material shall be laid on new concrete slab floors until at least one month has passed per 25mm thickness of concrete laid. It is the responsibility of the flooring contractor to ensure that all surfaces are within the required moisture content before flooring is laid.

### WORKMANSHIP

The work shall be carried out by fully experienced tradesmen throughout approved by the flooring manufacturers and complying with the total recommendations of the manufacturers regarding materials and methods to be used in the various locations. Fixings and adhesives shall be the best available and the job left in perfect condition when finished. When an area of flooring is complete the general contractor shall be informed who may inspect it before taking responsibility for its protection during the remainder of the contract period.

### PROTECTION OF OTHER TRADES

The flooring subcontractor shall protect all adjacent work from damage during the course of his own work. All glue marks on other surfaces shall be removed and any other damage made good.

### CLEANING AND POLISHING

Allow to thoroughly clean all floor surfaces and remove all dirt marks and imperfections. In the case of vinyls polishing shall be also carried out as described.

### SHEET VINYL FLOORING

Allow the sum of \$300.00 for supply only of vinyl sheet flooring to later section by the owners. Stick with approved adhesive to the manufacturer's instructions. Cut vinyl straight and square to face with sharp arises and minimum of joints closely scribe as necessary. Thermoweld all joints immediately on completion.

### SCOPE

Lay sheet vinyl to kitchen and bathroom areas as defined on drawings.



NETT SUMS

Allow the following nett sums in the contract:

1.	Colour glass window	\$ 300.00
2.	Hardware	\$2,000.00
3.	Conservatory	\$7,000.00
4.	Laundry Tub and Cabinet	\$ 300.00

Fees not to be paid until requested by Office

## SCALE OF FEES

For the examination of plans and specifications of any building and for the inspection of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the County Engineer shall have the absolute determination of the value of the proposed work or building.

### ESTIMATED VALUE OF WORK:

		FEES 10 April 1988	FEES 1 October 1988
Not exceeding	\$ 3,000	\$ 50.00	\$ 55.00
Over \$3,000 and not exceeding	\$ 7,000	\$ 60.00	\$ 66.00
Over \$7,000 and not exceeding	\$10,000	\$ 90.00	\$ 99.00
Over \$10,000 and not exceeding	\$15,000	\$110.00	\$121.00
Over \$15,000 and not exceeding	\$20,000	\$150.00	\$165.00
Over \$20,000 and not exceeding	\$25,000	\$190.00	\$209.00
Over \$25,000 and not exceeding	\$30,000	\$230.00	\$253.00
Over \$30,000 and not exceeding	\$40,000	\$260.00	\$286.00
Over \$40,000 and not exceeding	\$50,000	\$300.00	\$330.00
Over \$50,000 and not exceeding	\$60,000	\$340.00	\$374.00
Over \$60,000 and not exceeding	\$70,000	\$380.00	\$418.00
Over \$70,000 and not exceeding	\$80,000	\$420.00	\$462.00
Over \$80,000 and not exceeding	\$90,000	\$430.00	\$473.00
Over \$90,000 and not exceeding	\$100,000	\$450.00	\$495.00
Over \$100,000 and not exceeding	\$150,000	\$490.00	\$539.00
Over \$150,000 and not exceeding	\$200,000	\$530.00	\$583.00
For every \$50,000 extra add:		\$ 80.00	\$ 88.00

### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans for approval	\$30.00	\$33.00
For inspecting every detached stove, furnace, oven, close fire or forge erected subsequently to the building	\$50.00	\$55.00
For inspecting old timber before re-using the same in a new building	\$30.00	\$33.00
For any inspection that may be deemed necessary for connection with any building or work in respect of which no fee has otherwise been paid	\$30.00	\$33.00
For inspecting any timber or building outside the County prior to re-using or resiting within the County — actual expenses incurred.		
For structurally checking plans and specifications by Council's Engineers, an increase of 25% of the building permit fee based upon the total value of the work will be charged.		

194 WAIK.

H.C.C./B.1.

## Horowhenua County Council

PERMIT No. 19021

9011166

LOCALITY Pekapeka

DATE RECEIVED: : : DATE ISSUED: 7 : 9 : 88

## APPLICATION FOR BUILDING PERMIT

OWNER'S NAME Mr & Mrs Gardiner

### FOR OFFICE USE ONLY

#### REMARKS:

CONCEALED SOLE AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

HOROWHENUA COUNTY COUNCIL  
ARRANGEMENTS FOR THE PURPOSE OF INSPECTION OF FOUNDATION FLOOR SLABS, PLUMBING, PLUMBING AND DRAINAGE ARE TO BE MADE THROUGH THE WAIKANAE OFFICE, PHONE 058-36336.

1 copy of Plans and  
Cables to Gov  
For checking  
18-5-88

Letter & Plan  
returned.  
Info  
Recd 8-7-88

APPROVED

A. Clouston  
For COUNTY ENGINEER

DATE 15-7-88

NOTE —

## APPLICATION FOR BUILDING PERMIT

TO THE BUILDING INSPECTOR,  
Horowhenua County Council,  
Bath Street,  
Levin.

Postal Address: Horowhenua County Council,  
P.O. Box 542,  
Levin

I, the undersigned, do hereby apply for PERMISSION to erect BUILDINGS in accordance with the under-mentioned particulars in OTAKI - TENORO RIDING

1. Type of Building: Dwelling  
Dwellings, etc.; additions or alterations.

Particulars of Building: Foundations: conc. slab Walls: masonry/timber Roof: corr. tiles

Total floor area: 166 sq. metres.

2. Purpose for which every part of Building is to be used or occupied. (Describing separately each part intended for use of occupation for a separate purpose) Residence

3. Allotment: Lot: 13 D.P.: 57104 Section: 25057  
Area: 812 m<sup>2</sup> Block: S.D. Locality: PEKAPEKA

4. Owner's Full Name: Mr & Mrs Gardiner  
Address: 1086 Waterloo Rd. Lower Hutt Phone No. HOME 695 527  
BUS 660 033

5. Previous Owner { If Section has been recently transferred }

6. Frontage (Length): 19 m Job Address PEKAPEKA RD.

7. Estimated Value of Building — \$ 89,000  
Plumbing and Drainage — \$ 11,000 Total \$ 100,000

8. Fees \$ 562 : 00 No. of Receipt 3384  
See Scales of Fees on Back Page.  
Building Research Levy \$ 100 - 00 : Footpath Damage Deposit \$ 300  
All work will be carried out in accordance with Horowhenua County Council's By-laws.

NOTE:— The following MUST accompany this Application:—

Plans and Specifications in Duplicate to be provided.

Together with every application there shall be submitted to the Engineer, in duplicate, detailed plans, elevations, cross sections, and specifications, which shall together furnish complete details of design and qualities and descriptions of all materials of construction and workmanship, and which shall be of sufficient clarity to show to the satisfaction of the Engineer the exact nature and character of the proposed undertaking and the provision made for full compliance with the requirements of the By-laws including:

- A Floor plan of each floor level;
- An elevation of each external wall;
- The type and location of each foundation element (for example; reinforced masonry foundation wall. Anchor pile, cantilevered pile, etc.);
- Adequate information on all subfloor, floor, wall and roof framing, including the type and location of each subfloor brace, diagonal brace, and wall bracing element and the number of bracing units assigned to each wall bracing element;
- The type and location of cladding, sheathing and lining.
- Where a building requires Plumbing and Drainage Work, a separate form must be filled in and Permit obtained before commencing any such work.

Signature of Applicant WAIPUKARAU CONSTRUCTION CO LTD. Architects  
for Nightingale as BUILDER or OWNER.

Address: Box 449 Waipukarau Phone No. HOME 661 194  
BUS

Builder's Name and Address { if not the applicant }

Phone No. HOME  
BUS

## PLAN OF ALLOTMENT

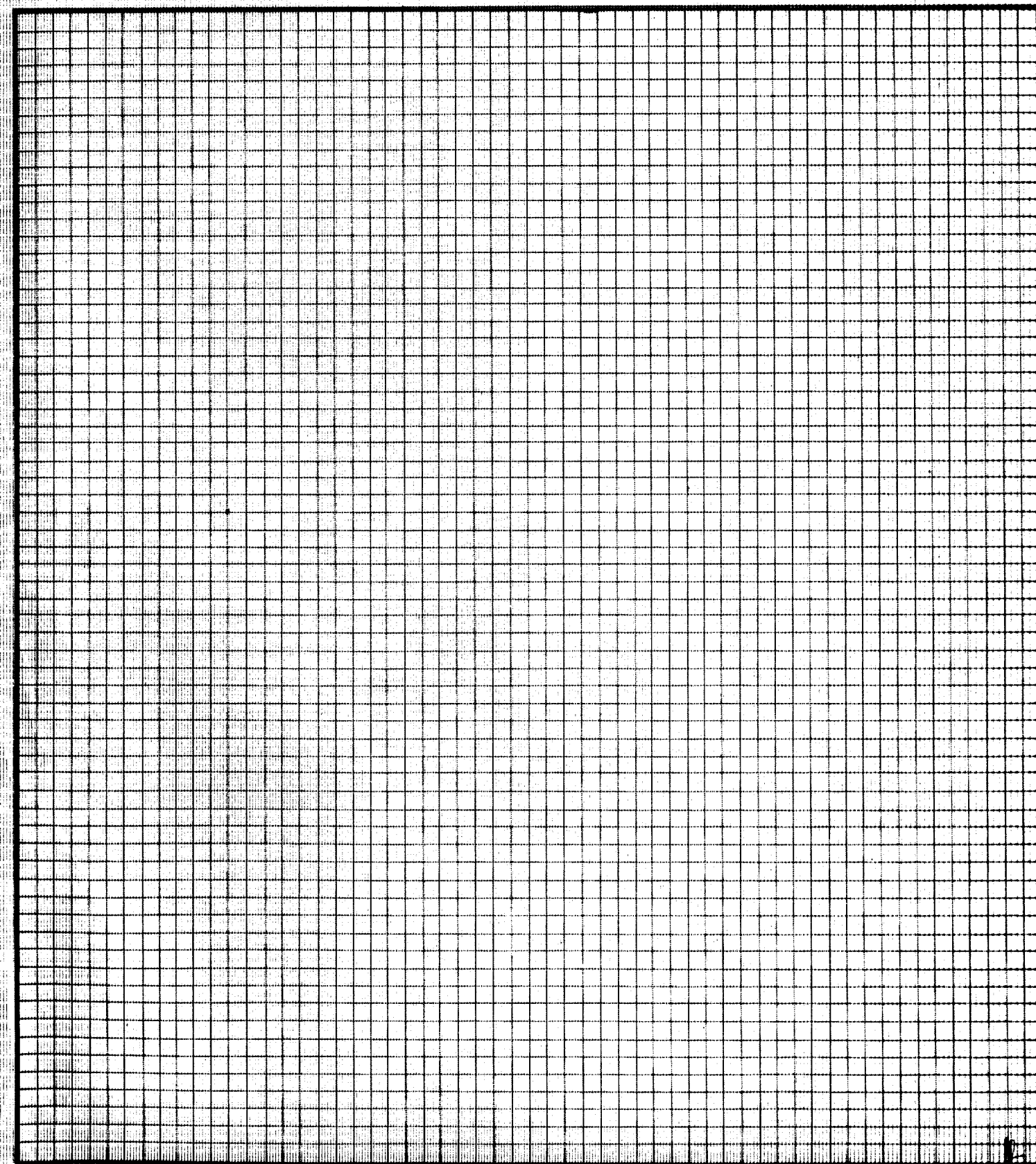
Showing position of proposed building on such allotment.

NOTE — Distances of each building from boundary lines must be clearly indicated.  
(Scale: Two squares to one metre.)

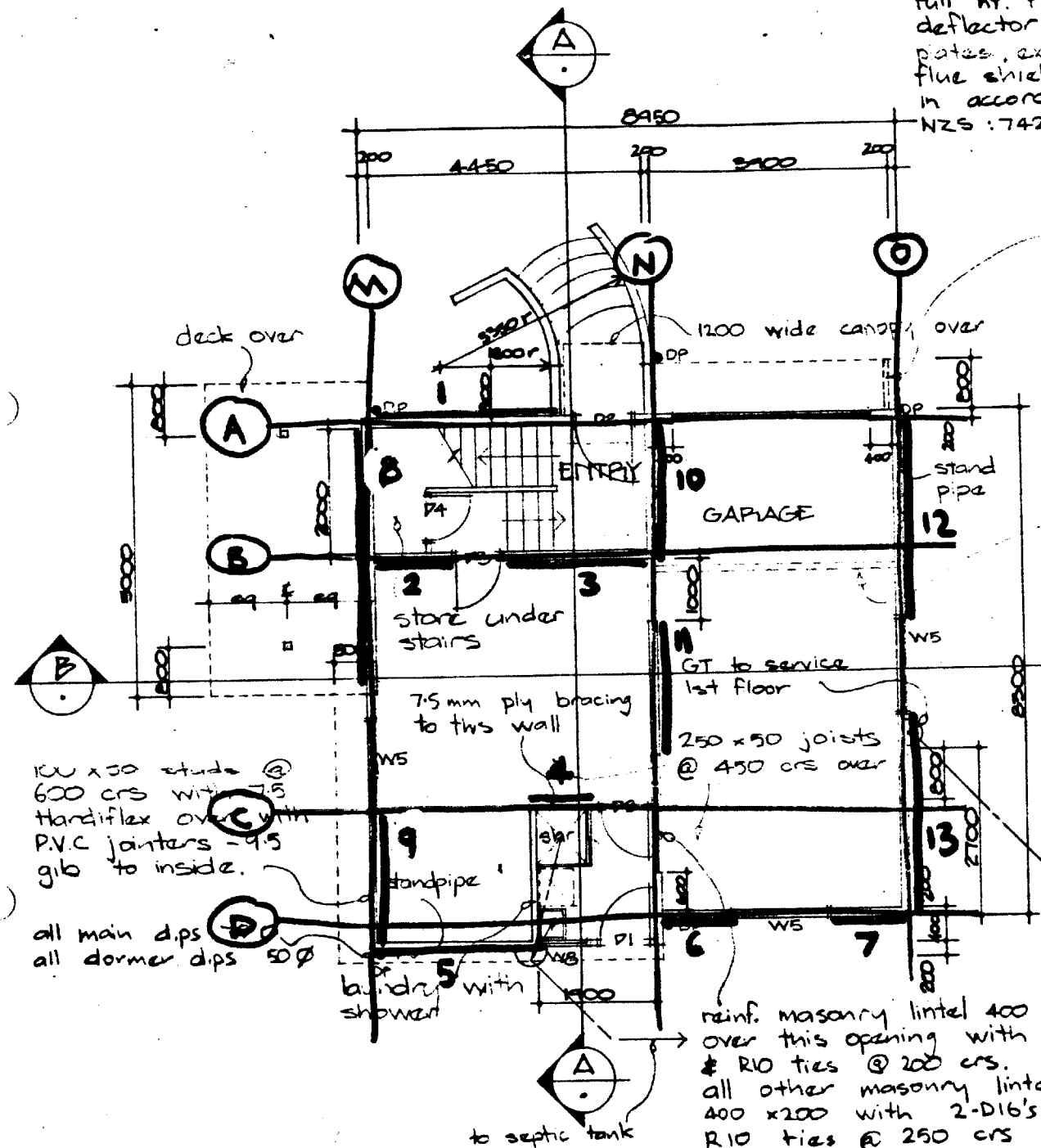
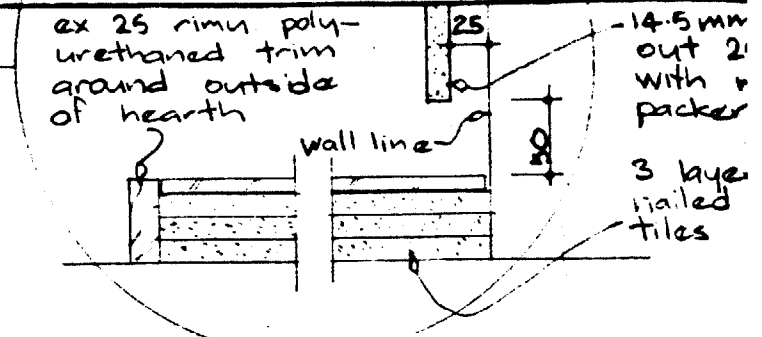
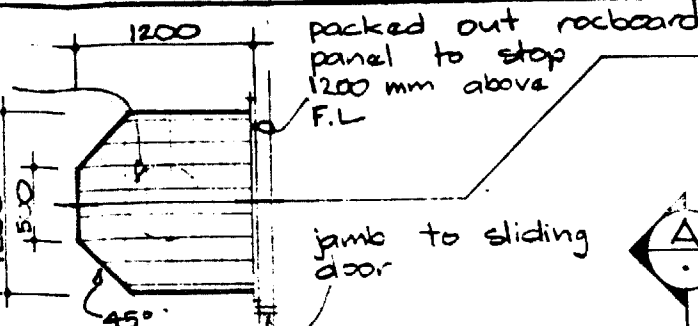
Boundary Lines to be shown thus: — — — — —

Generally DWELLINGS must NOT be ERECTED within 1.5 METRES of ADJOINING properties.

Frontage to \_\_\_\_\_ Road



pot belly stove to be supplied & installed complete with - manufacturer approved full ht. flue heat deflector, ceiling plates, external flue shields etc all in accordance with NZS : 7421



GROUND FLOOR PLAN 1:100

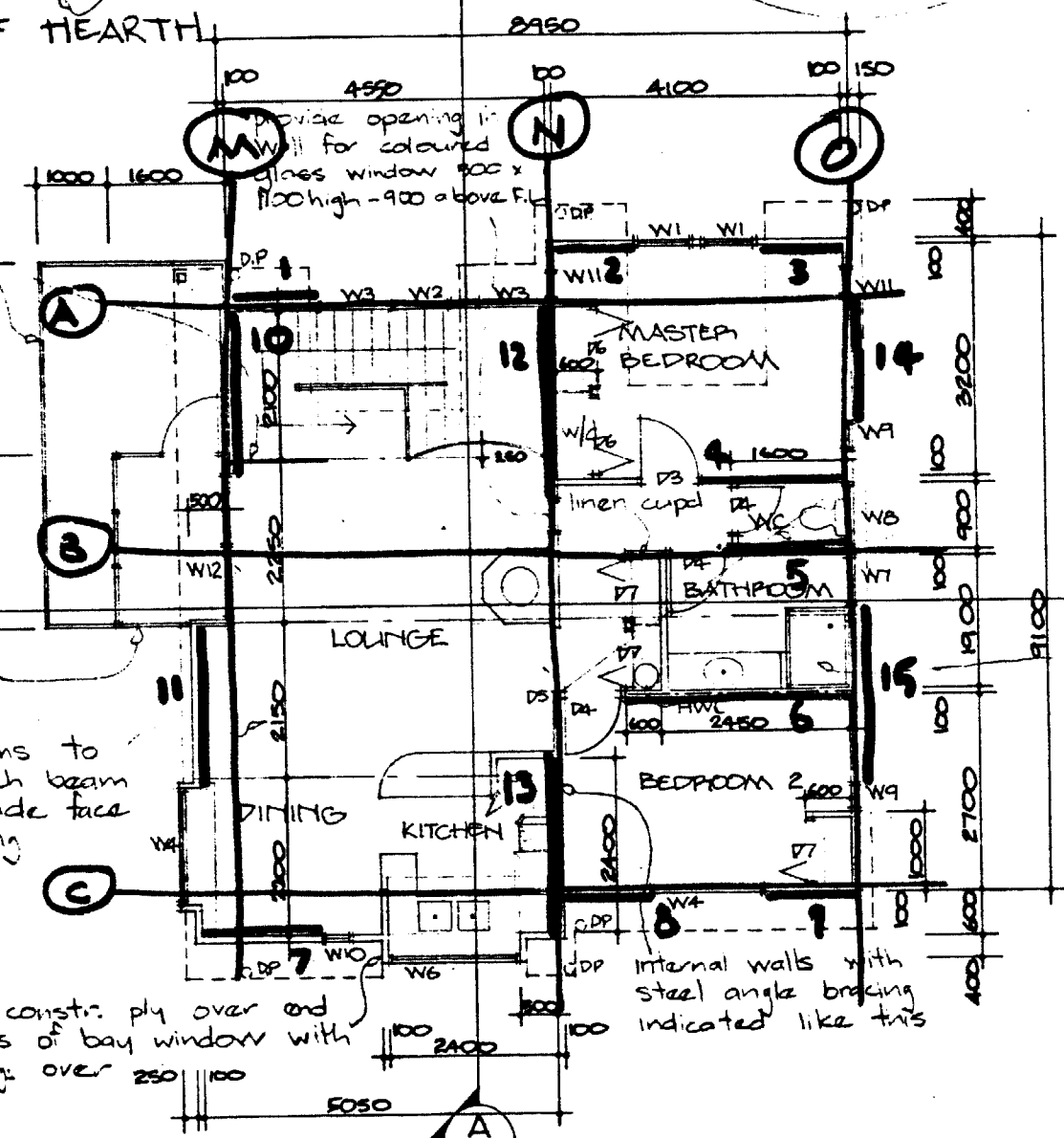
metal balustrade to deck & stairs/landing etc to be selected by owner

300 x 100 beam directly under loadbearing wall - 9.5mm gib ceiling lining to butt up & bead with 25 x 10 fin. bead

conservatory under provisional sum.

to septic tank

rein. masonry lintel 400 x 200 over this opening with 2-D20's & R10 ties @ 200 c/s. all other masonry lintels 400 x 200 with 2-D16's & R10 ties @ 250 c/s



FIRST FLOOR PLAN 1:100

- see enlarged kitchen dgs sheet 2

125 x 50 @ 900

3/300 x support end by studs

lowered 2.6m o area.

1160 x 8 with scr

double 50mm to edge as indic detail: trimme of dor same thickness rafters support

APPROVED

*[Signature]*

For COUNTY ENGINEER

DATE

continue Luxalon Al. colourcote spouting down edge of

# Horowhenua County Council

PERMIT No. 5442

LOCALITY ..... OTAKI, TE HONO.....

(PEKA PEKA)

DATE RECEIVED:       :       :

DATE ISSUED: 4 : 9 : 88

FEEs NOT TO BE PAID UNTIL REQUESTED BY OFFICE

## APPLICATION FOR PLUMBING AND DRAINAGE PERMIT

OWNER'S NAME ..... MR &amp; MRS GARDINER .....

### FOR OFFICE USE ONLY

#### REMARKS:

CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

HOROWHENUA COUNTY COUNCIL  
ARRANGEMENTS FOR THE PURPOSE OF INSPECTION OF FOUNDATION FLOOR SLABS, PRE-LINING, PLUMBING AND DRAINAGE ARE TO BE MADE THROUGH THE WAIKANA E OFFICE, PHONE 058-36336.

DRAINLAYER TO DISCUSS: SEPTIC TANK SITEING AND METHOD OF EFFLUENT DISPOSAL WITH H.C.C. INSPECTOR BEFORE COMMENCING THIS WORK.

### SCALE OF PERMIT FEES

#### Estimated Labour Value of Work

Not exceeding \$200 .....	
In excess of \$200 but not exceeding \$300 .....	
In excess of \$300 but not exceeding \$400 .....	
For every \$100 or part thereof in excess of \$400 .....	

#### Fee Payable

\$36.00
\$48.00
\$59.00
\$12.00

T.B.N.  
**APPROVED**

*A. Chisholm*

For COUNTY ENGINEER

DATE 6-9-88

NOTE.—In all cases where septic tanks are installed the site and position must be first approved by the County Health Inspector.

**APPLICATION FOR PLUMBING AND DRAINAGE PERMIT**

TO THE CHIEF HEALTH & BUILDING INSPECTOR,  
Horowhenua County Council, or  
Bath Street, Levin. Aputa Place, Waiakanae.

Postal Address:  
Horowhenua County Council,  
P.O. Box 542,  
Levin.

I, the undersigned, do hereby apply for a permit to carry out DRAINAGE and PLUMBING work in accordance with the undermentioned particulars.

1. Description of Drainage and Plumbing Work Complete plumbing & drainage  
for new residence

2. Allotment. Lot: 13 D.P.: 57204 Section: ..... Area: 812 m<sup>2</sup>  
Block: ..... S.D.: ..... Locality: PEKA PEKA

3. Full Name and Address of Owner: MR & MRS GARDINER  
1086 Waterloo Rd, Lower Hutt

4. Previous Owner  
Site Address Peka Peka Rd

5. Est. Material Value of Plumbing Work \$5000 Est. Labour Value of Plumbing Work \$2500:  
Est. Material Value of Drainage Work \$2000: Est. Labour Value of Drainage Work \$1500:  
7,000

Invoice No. .... Total Value 11,000  
\$15000:

6. Water Supply (Description) COUNTY WATER SUPPLY

7. Plumbing Permit Fee Based on Labour Value \$339: 00 Receipt No. 3384

Drainage Permit Fee Based on Labour Value \$209: 00 Receipt No. ....

Water Connection Fee \$ : Receipt No. ....

All work will be carried out in accordance with Horowhenua County Council's By-laws and the Drainage and Plumbing Regulations 1978 and Amendments.

NOTE:— The following MUST accompany this Application:—

(a) Ground Plan of Building showing all drains, vents, sumps, septic tanks and sanitary fittings to be plotted on opposite page. For a sewer connection, complete enclosed carbonised form.

(b) Specifications of work materials to be used.

Plan showing drain should be drawn to scale of 1-100.

Stormwater drains should be shown (if any) in dotted lines.

Name (in Block Letters) Waikaraka Construction  
Nightingale Inkster Bentall (Architects)

Signature of Applicant D. H. H. H.

Address P.O. Box 30188, Lower Hutt

Craftsman  
Plumber's Signature, BR TURFREY  
Address, and Box 529  
Registered No. Waikaraka

Registered Drainlayer's  
Signature, Address, and DITTO  
Registered No.

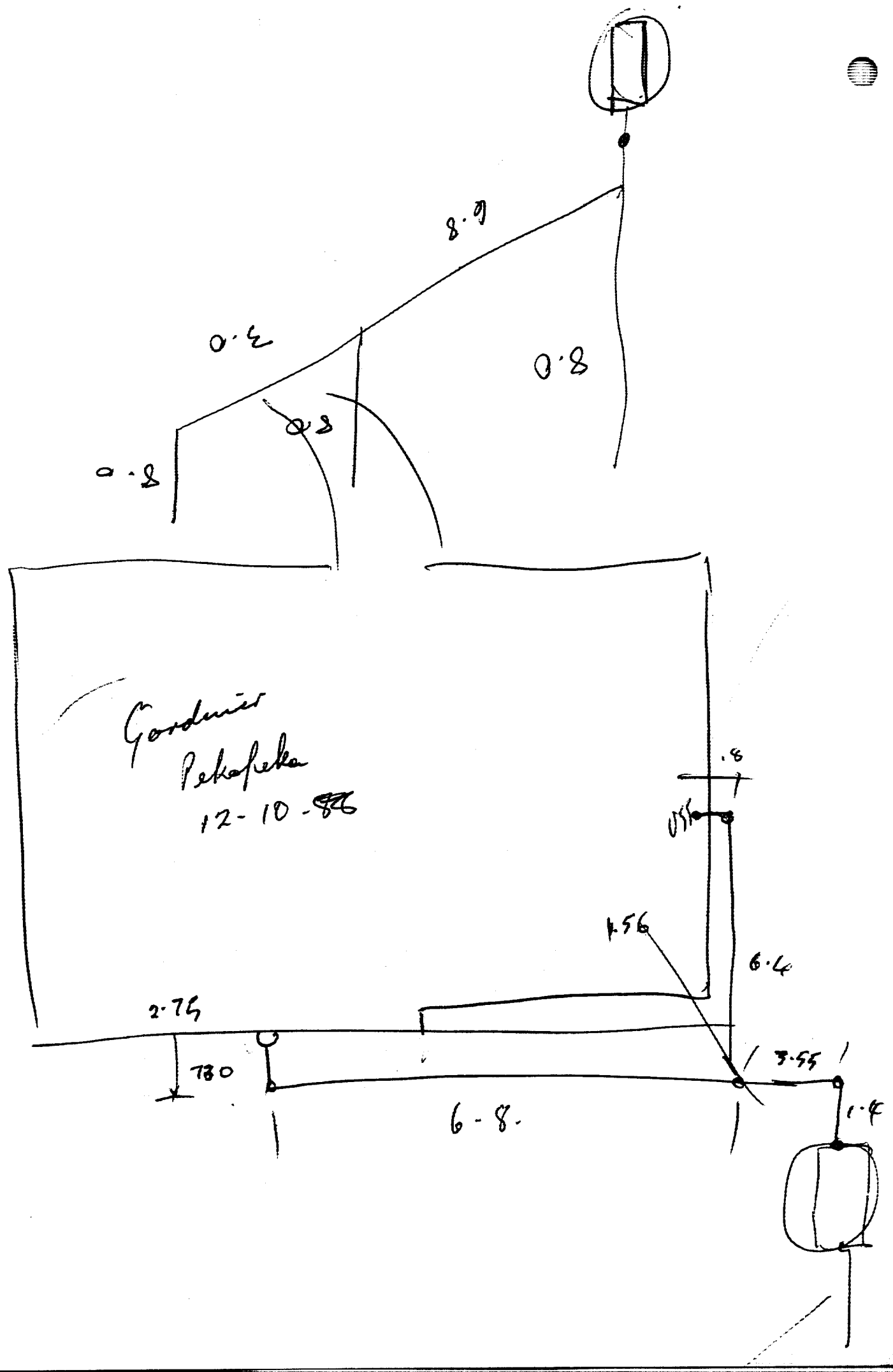
**PLAN OF ALLOTMENT**

Showing position of proposed buildings, Sanitary fittings, Drains, Gully traps, Inspection pipes and Ventilators, Septic tanks, Sumps, Irrigation trenches, Sewers and Stormwater drains, if any.

No Septic Tank or Effluent Drainage System may be installed within 3.3 metres of a dwelling of 1.5 metres of any boundary.

Boundary Lines to be shown thus: — — — — —

Frontage to ..... Road





PERMIT No 5442

# HOROWHENUA COUNTY COUNCIL

## PERMIT FOR A PLUMBER OR DRAINLAYER TO CARRY OUT PLUMBING OR DRAINAGE WORK

Mr. B. P. Turfrey  
P.O. Box 529  
Waipukurua, a licensed plumber or drainlayer, is hereby authorised to carry out the work described herein, and as set forth in the plan deposited with me, on the premises owned (or occupied) by Mr. Mr. & Mrs. Gardiner and situated in Pera Pera Road Street (or Road), Te Horo, being described as Lot 13 DP 51204.

Description of work: Complete plumbing and drainage to new dwelling

Estimated Value of work excluding materials: dwelling

Estimated Cost: \$ 4000.00

Permit Fee: \$ 548.00

Receipt No. 3384

Such work is to be carried out in strict accordance with The Drainage & Plumbing Regulation 1978 and the Horowhenua County By-law No. 1 (1956) and amendments and shall be completed on or before the \_\_\_\_\_ day of \_\_\_\_\_

HOROWHENUA COUNTY COUNCIL  
 ARRANGEMENTS FOR THE PURPOSE OF  
 INSPECTION OF FOUNDATION AND SLABS,  
 PRE-LINING, PLUMBING AND DRAINAGE ARE TO  
 BE MADE THROUGH THE WAIKANA E OFFICE.  
 Date: 17/1/88

County Engineer.

NOTE: Drainlayer to discuss septic tank siting and method of effluent disposal with HCC Inspector before commencing this work.  
 CONCEALED SOIL AND T.V. PIPES ARE NOT PERMITTED UNLESS BUILT INTO DUCTS OR MINIMUM 150mm THICK FRAMED WALLS.

**HOROWHENUA COUNTY COUNCIL**

### Notice of Completion of Work and Request for Inspection

To: The Clerk,  
 Horowhenua County Council,  
 LEVIN.

I HEREBY GIVE NOTICE that I have completed at premises situated at \_\_\_\_\_ Street/Road, owned by Mr \_\_\_\_\_ the plumbing/drainage works specified in Permit No. \_\_\_\_\_ issued on \_\_\_\_\_ 19\_\_\_\_, and I do hereby request that such works should be inspected.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Plumber/Drainlayer

Address of Plumber: \_\_\_\_\_

### FOR OFFICE USE ONLY

The works above referred to in Permit No. \_\_\_\_\_

I HEREBY CERTIFY that the work has been examined and found satisfactory.

Date: \_\_\_\_\_ 19\_\_\_\_.

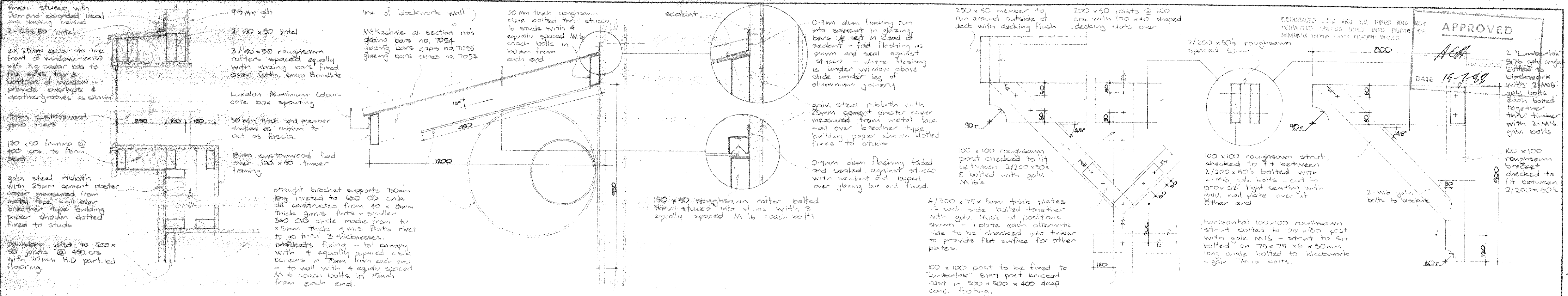
Inspector.

T & L Levin







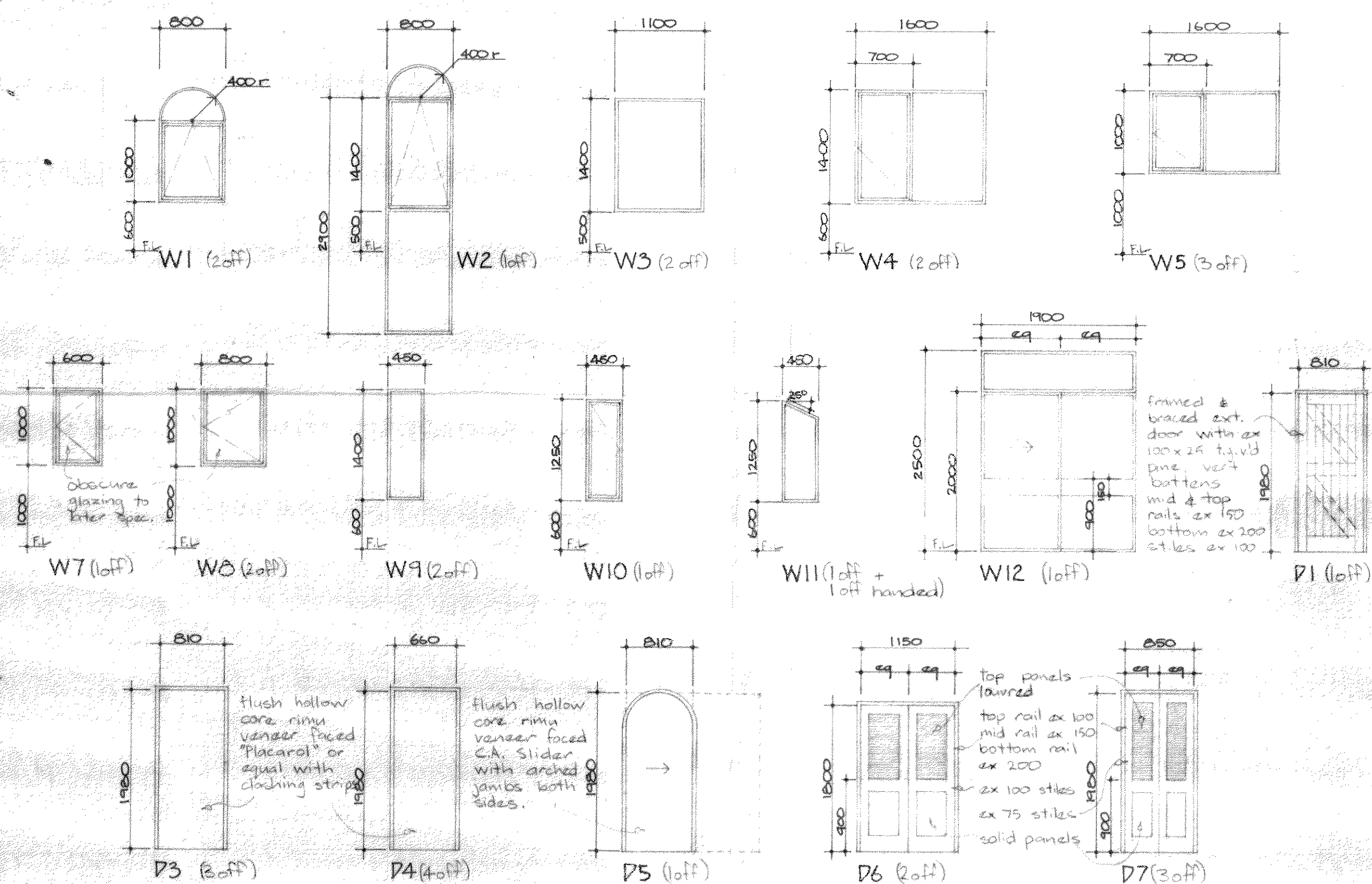


DETAIL 3 1:10  
- dining window seat

DETAIL 4 1:10  
- entrance canopy

DETAIL 5 1:10  
- deck supports

DETAIL 6 1:10  
- north east corner overhanging support



WINDOW & DOOR SCHEDULE 1:50

DETAIL 7 1:10  
- beam to post connection

DETAIL 8 1:10  
- post to wall plate & corner post to wall plate connections

DETAIL 9 1:10  
- typical footing

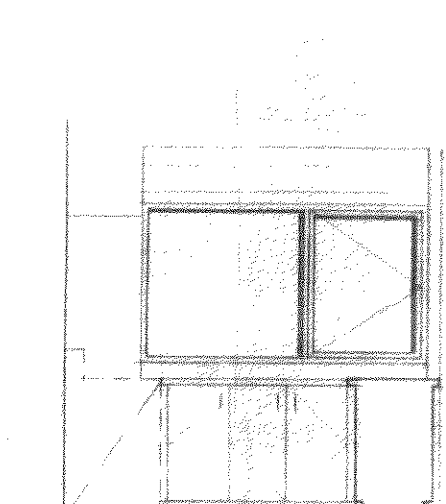
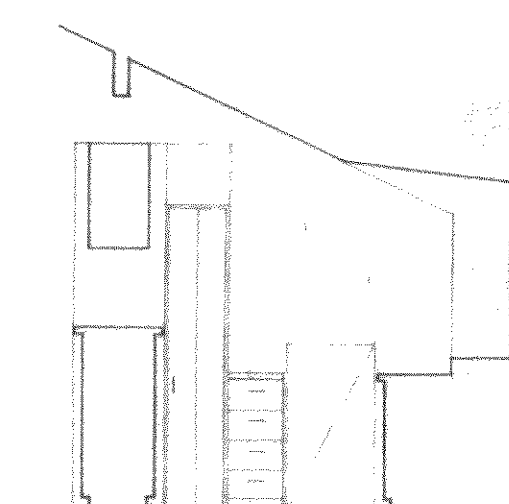
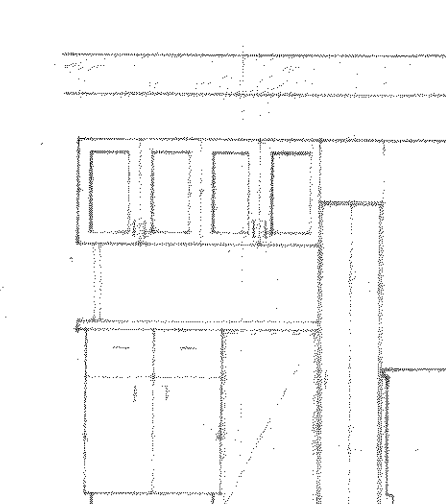
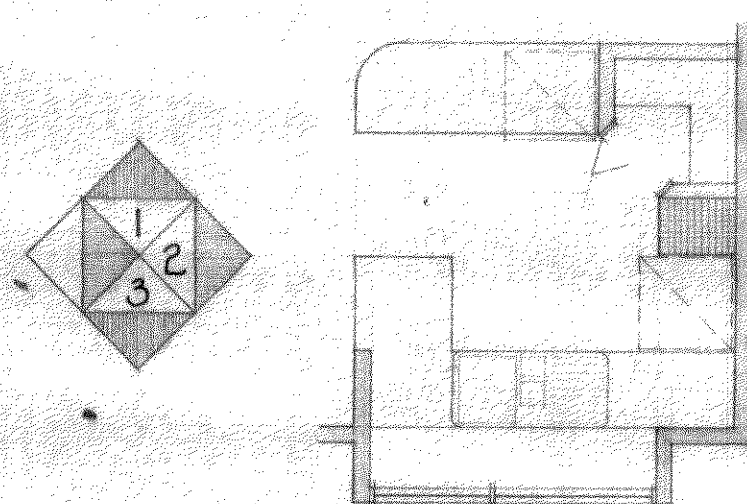
DETAIL 11 1:10  
- covers bracket

DETAIL 12 1:10  
- kitchen bay window bracket

DETAIL 10 1:10  
- slab thickening detail under blockwork wall

DETAIL 13 1:10

DETAIL 14 1:10  
- timber/blockwork stucco finishing detail



Note: Kitchen fittings including pantry under separate contract. All other trades to co-operate with kitchen contractor

WINDOW & DOOR SCHEDULE  
STRUCTURAL DWGS  
ENLARGED KITCHEN DWGS  
DETAILS

amendments  
A - 16.6.88 - detail 13 added, detail 9 altered, miscellaneous notes added

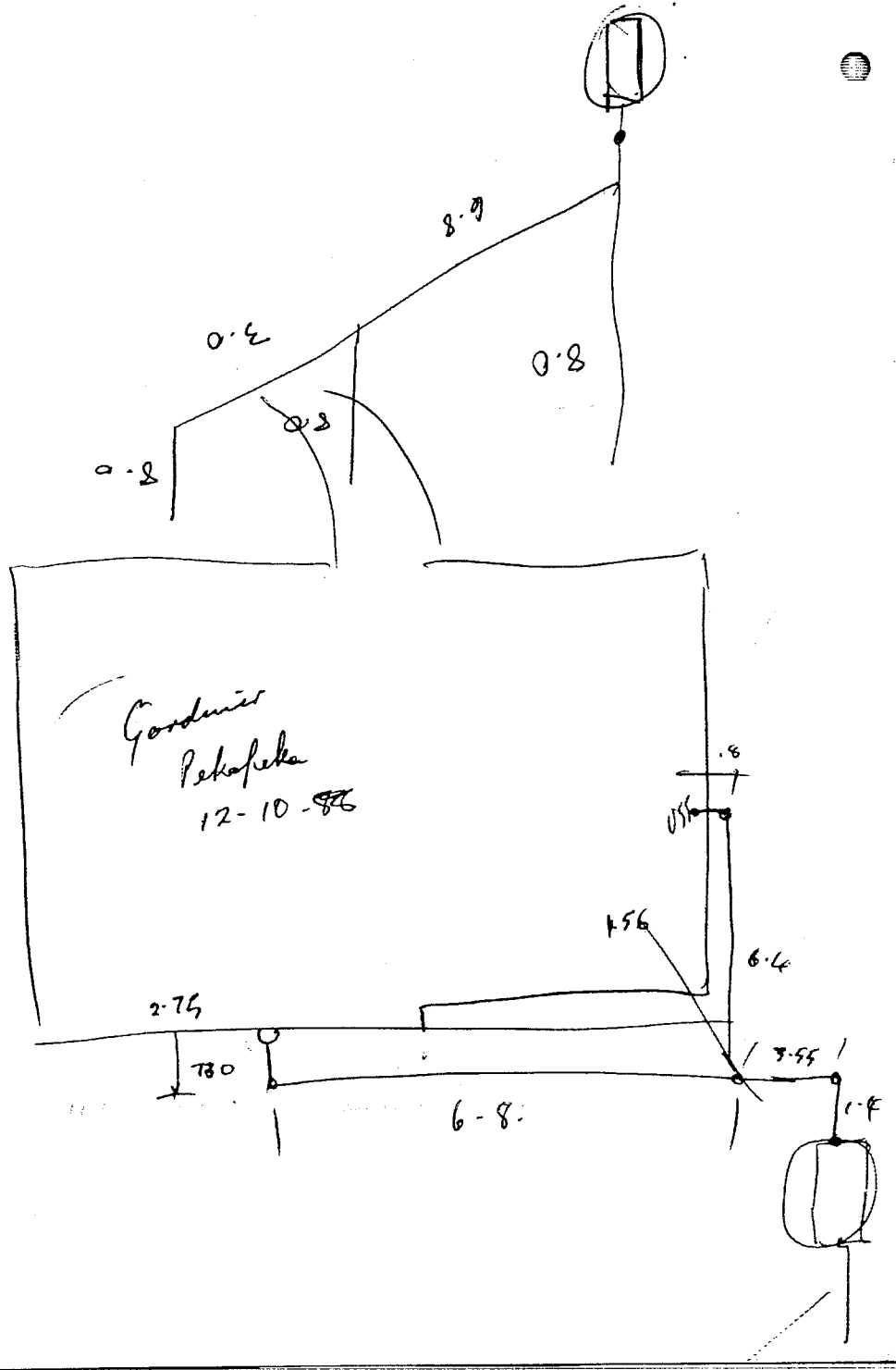
job no. 87-12-999  
scales as shown  
traced  
date April '88  
set

NIGHTINGALE INKSTER BENTALL  
architects & engineers  
2ND FLOOR TRANSPORT CENTRE BUILDING, LOWER HUTT  
BOX 30 188 TEL 661 194  
21 PERRY ST MASTERTON BOX 120 TEL 86332

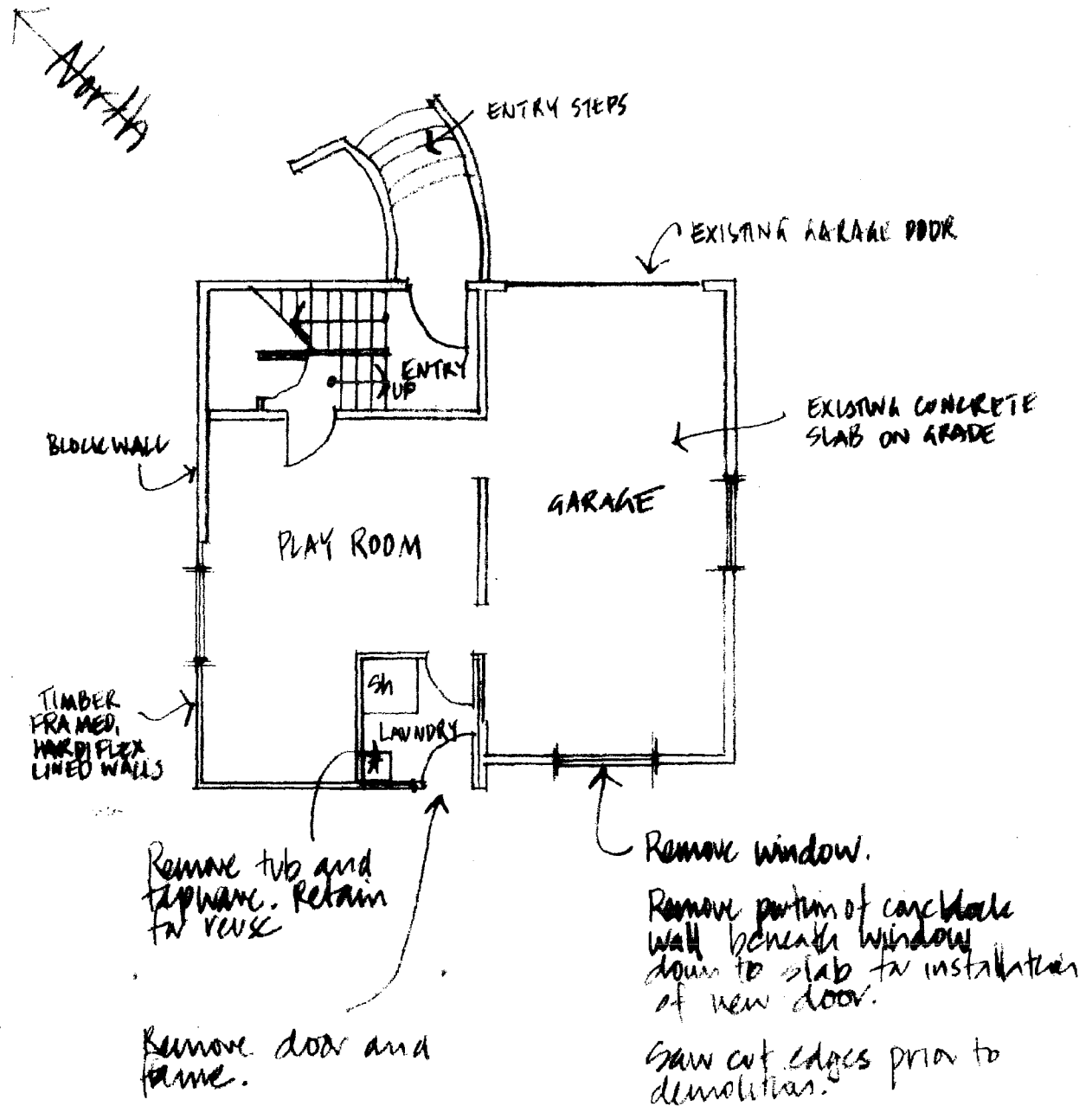
NEW RESIDENCE for MR & MRS GARDINER • PEKA PEKA

dwg. 2A

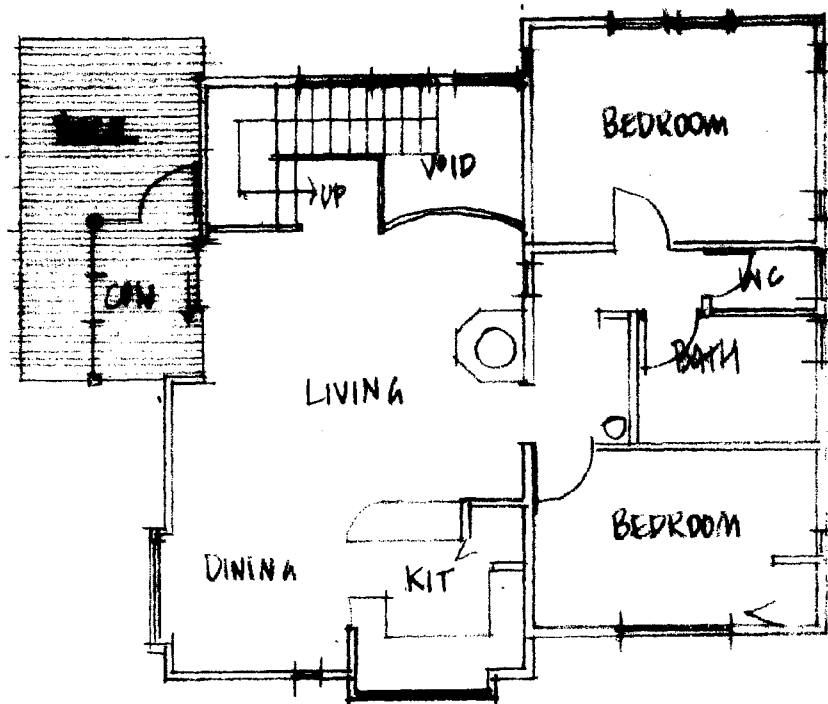
Plan







GROUND FLOOR 1:100  
EXISTING + DEMO



FIRST FLOOR 1:100  
EXISTING - THIS FLOOR UNALTERED

All habitable / service rooms to have 5% of their floor area as opening windows or approved alternative, to achieve ventilation requirements.

**APPROVED  
BY BUILDING**

PETER WILKINSON  
**Officer**

25/11/2002

STOKE

EXISTING TVB RELOCATED.  
EXTEND EXISTING HOT WATER  
SUPPLY TO THIS POINT. PROVIDE  
NEW 840W WASTE TO EXT AT.

N/M

TVB

EXISTING WALLS UNALTERED

PLAY ROOM 1

NEW 410 LINED / PLY LINED, TIMBER  
FRAMED (100X60 @ 600 CTRS)  
FILL NOT NON LOAD BEARING WALL.  
PLASTER AND PAINT 410.

PLAY ROOM 2

NEW  
WASTE  
400

EX  
AT

TO SEPTIC  
TANK

NEW FRENCH DOORS INSTALLED  
IN EXISTING ENLARGED (DOWNWARDS)  
WINDOW OPENING IN BLOCK WALL  
PROVIDE ALUMINUM HEAD, JAMB +  
CILL FLASHINGS (P.C.)

EXISTING OPENING  
WINDOW WITH  
OBSCURE GLASS

EXISTING  
SHOWER

EX  
AT

TO SEPTIC  
TANK

DOOR 1.

INFILL WHERE DOOR REMOVED  
WITH NEW CONSTRUCTION TO  
GENERALLY MATCH EXISTING  
(7.5 HARDIFLEX ON B.P. ON 100X60  
410S @ 600 CTRS). FINISH  
INTERIALLY WITH ACQUALINE  
410, PLASTERED AND PAINTED  
TO MATCH EXISTING.

**APPROVED  
BY P & D**

JOHN HICKEY  
**Officer**

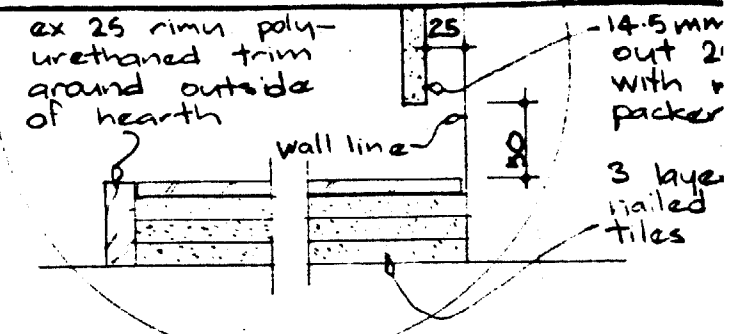
PROPOSED GROUND FLOOR 1/50

A TEMPERING VALVE IS REQUIRED TO BE INSTALLED  
ON THE HOT WATER SERVICE.

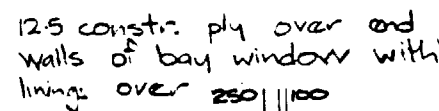
**Farmer House- Minor Alterations**

279 Pekapeka Road, Pekapeka - 15 November 2002

4



8950



FIRST FLOOR PLAN

size enlarged kitchen does sheet 2

APPROVED

*JCH.*

For COUNTY ENGINEER

DATE

continue Luxalon Al. edgewood  
spouting down edge of